



Chairman Maria Eugenia Leon Guerrero
Vice-Chair Patricia Ann P. Ada
Commissioner Mayor John E. Cruz
Commissioner Gregory D. Perez
Commissioner Rita T. Franquez
Commissioner Nanik Keswani
Commissioner Eduardo J. Calvo
Commissioner Carlos Madrid Alvarez-Piñer, PhD
Executive Director Lasia Casil



The Honorable Lourdes A. Leon Guerrero
Governor of Guam

The Honorable Joshua F. Tenorio
Lieutenant Governor of Guam



ATURIDAT NUMA'LO YAN INADALANTON HAGÁTÑA

(Hagåtña Restoration and Redevelopment Authority)

Board Of Commissioners - Regular Meeting

Thursday, August 6, 2020 - 4:00pm

GEDA Conference Room, ITC Bldg., Tamuning

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Meeting Agenda

- I. Call to order: 4:05 pm.
- II. Attendance:
- III. Secretary Report: July 2, 2020 Minutes
- IV. Treasurer Report:
- I. Executive Director Report:
 1. Dedicated Funding Update & Whitepaper →
 2. Office move back to Hagåtña
 3. 2020/2021 Budget Update
 4. CHamoru Place Names Commission
- V. Old Business:
 1. Update on Desk Audit of Invoice #25064 →
 2. No Cost Extension of Hagåtña Master Plan Contract to December 2020 - Aug 4, 2020
 3. Zoom meetings with agencies
 - a) Pending - PAOG, BSP, GVB
 4. Incorporation of Review Comments and Agency input into the MP Strategy.
 5. Projects
 - a) Land Resources Building & MOA
 - b) Palasyu Restoration. 5 million
 - c) The Hagåtña River Channelization and Watershed River Feasibility Study.
 - d) Parking Meters.

*Chair notion
Secombd.)
4 yrs. →*

D.

Commissioner I find Chamorro

be same response.

*Summary paper
next Friday.*

*MOA - Strategy discussion.
and the how to
implement programs. → 1-5 years.*

VI. New Business:

1. Legislation for the Land Resources Building.

VII. Announcements/Further Discussions:

1. Next Meeting (Location TBD):
 - a) Thursday, September 3, 2020
 - b) Thursday, October 8, 2020
 - c) Thursday, November 5, 2020
 - d) Thursday, December 3, 2020

recommendations
for new
commissioner

VIII. Adjournment:

Nick Lerman. 14.

Waller Leon Guerrero - EPA. 5:28 pm.

USEPA. Brownfields program. grants >

Draft minutes > yes sir. .

Lam: Hong Kong on verge of outbreak

HONG KONG (Reuters) - Hong Kong leader Carrie Lam has warned the city is on the brink of a large-scale outbreak of the coronavirus and urged people to stay indoors as much as possible as strict new measures to curb the disease's spread take effect on Wednesday.

The new regulations ban gatherings of more than two people, close dining in restaurants and make the wearing of face masks mandatory in public places, including outdoors. These are the toughest measures introduced in the city since the outbreak.

The government has also tightened testing and quarantine arrangements for sea and air crew members, effective Wednesday.

"We are on the verge of a large-scale community outbreak, which may lead to a collapse of our hospital system and cost lives, especially of the elderly," Lam said in a statement late on Tuesday.

"In order to protect our loved ones,

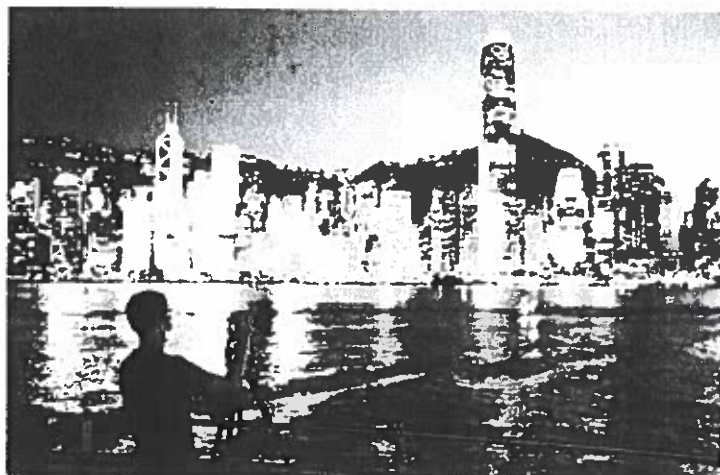
“We are on the verge of a large-scale community outbreak, which may lead to a collapse of our hospital system and cost lives, especially of the elderly.”

- Carrie Lam
Hong Kong chief executive

our health care staff and Hong Kong. I appeal to you to follow strictly the social distancing measures and stay at home as far as possible."

Measures announced Monday

The new measures, which will be in place for at least seven days, were announced on Monday after the global financial hub saw a spike



ON THE WATERFRONT: A man wearing a protective face mask takes a photo of the sunset at Tsim Sha Tsui waterfront as skyline buildings stand across Victoria Harbor in Hong Kong, China, on July 28. Tyrone Siu/Reuters

in locally transmitted cases over the past three weeks.

On Tuesday, Hong Kong reported 106 new coronavirus cases, including

98 that were locally transmitted. Since late January, more than 2,880 people have been infected in the former British colony, 23 of whom have died.

Europe scrambles to avoid second coronavirus wave

BERLIN (The Washington Post) - Several European countries that had their coronavirus outbreaks under control have begun to see a rise in cases that is feeding fears of a second wave.

Governments are urging their citizens to be more vigilant, amid the lure of summer gatherings and vacations, while health officials warn that lax public attitudes are putting the continent on a dangerous trajectory.

A spike in infections has led Belgium to ramp up restrictions on social contact, while Spain has closed gyms and nightclubs in Barcelona.

Meanwhile, German health officials have called a rise in infections in the past two weeks deeply concerning.

"People are being infected everywhere," said Ute Rexroth, head of surveillance at Germany's Robert Koch Institute, which sounded the alarm on rising numbers Tuesday. "Weddings, meetings with friends, sadly, also nursing homes or health institutes. We are worried that this could be a change of trend."

The rise in cases across several countries follows weeks of stability

that had ushered in a growing sense of normalcy. A wave of reopening measures had come and gone without significant ill effect. People went to movies, dined at restaurants and started working from offices again.

But some virologists had warned that openings would inevitably be followed by new infections. Others stressed that successful reopening was dependent on citizens wearing masks and maintaining social distance. And there are signs adherence has been slipping.

On the tree-lined streets of Brussels, masks have been a rare sight. In Berlin, famed for its 24-hour pre-pandemic party scene, police have struggled to break up crowds of weekend

revelers who gather in parks and open spaces for illicit dance parties. Spanish nightclubs and beaches brimmed with vacationers after European travel restrictions were eased.

"More and more people are getting relaxed," said Dirk Brockmann, a professor at Berlin's Humboldt University who works on pandemic modeling with the Robert Koch Institute. "People are wearing a face mask going shopping or on the subway, but other than that they are going back to normal."

He said that if the rise in infections was linked to reopenings rather than subsequent relaxed behavior, there would have been a stronger indication earlier.

CIVIL SERVICE COMMISSION

Notice of Meeting

Kumision I Setbislon Sibit

At 5:45 p.m., Thursday, August 6, 2020, Bell Tower, 710 W. Marine Corps Dr., Hagatna, Guam. For special accommodations, call Eric Miller/ADA Coordinator at 647-1855. Calendar at csc.guam.gov. /s/ Daniel D. Leon Guerrero, Executive Director

HAGATÑA RESTORATION AND REDEVELOPMENT AUTHORITY

The Hagatña Restoration & Redevelopment Authority (HARRA) Board of Commissioners will convene a regular board meeting on Thursday, **August 6, 2020 at 4:00 pm** in GEDA's conference room, 5th floor, ITC Bldg., Tamuning. Individuals requiring special assistance or accommodations should contact HARRA Administrative Officer, Joseph R. Meno, Jr at 647-4332 x 105 or via email at joseph.meno@hrra.guam.gov

GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUĀHAN

P.O. BOX 2977 • HAGATÑA, GUAM U.S.A. 96932-2977

Telephone Nos. (671) 648-3054/55 or Facsimile (671) 648-3165

GUAM
CCU

Joseph T. Duenas
CCU Chairman



John M. Benavente, P.E.
General Manager

REQUEST FOR PROPOSAL NO.: GPA-RFP-20-008

This notice is paid for by the GUAM POWER AUTHORITY O&M FUNDS
Public Law 26-12

The Guam Power Authority (GPA) is soliciting proposals from qualified Firms/Individuals for "Generation Plant Operator and Maintenance Services"

Copies of the general scope of work may be picked up at the GPWA Room 101, Procurement Office, 1st Floor, Gloria B. Nelson Public Services Building, 688 Route 15, Mangilao, Guam 96913. All interested firms should register with GPA's Procurement Division to be able to participate in the RFP. Please call our office at (671) 648-3054 / 3055 to register. Registration is required to ensure that all "Amendments and Special Reminders" are communicated to all individuals throughout the RFP process. Procurement instructions are posted on the Authority's web site at http://guampowerauthority.com/gpa_authority/procurement/gpa_current_rfps.php#.

All proposals must be submitted to the GPA Procurement Office, Attn: JOHN M. BENAVENTE, P.E., General Manager, by 4:00 PM, July 29, 2020.

GHURA housing fraud trial delayed

GUAM DAILY POST • TUESDAY, AUGUST 4, 2020

A federal trial for former Guam Housing and Urban Renewal Authority attorney Mark Smith and his friend, Glenn Wong, could be delayed several weeks due to ongoing COVID-19 concerns.

Both appeared during a virtual hearing before Judge Ramona Manglona on Monday.

Defense attorney Michael Phillips, who represents Smith, and attorney Curtis Vandevelde, who represents Wong, both shared concerns of



Mark Smith

Glenn Wong

potential exposure to the virus if they were to move forward with having trial on Oct. 6.

Both asked that the trial date be

delayed for at least eight weeks to determine if it is safe to proceed.

Smith and Wong waived their rights to a speedy trial.

Another status hearing is set for Aug. 28 in the District Court of Guam.

Wong and Smith were charged with wire fraud and money laundering in connection with federally funded Section 8 housing rent payments. Smith is accused of receiving housing payments through Wong, despite

his conflict as GHURA counsel.

The case further alleges Smith used Wong, a flight attendant, to conceal Smith's ownership of rental properties being rented under the Section 8 program.

There was a first trial in this case that ended in mistrial. Smith attempted to have his indictment dismissed afterward but that was denied by the 9th U.S. Circuit Court of Appeals.

(Daily Post Staff)

Rev & Tax seeks 2021 start of business tax e-filing

By Haidee Eugenio Gilbert
haidee.a.postguam.com

Department of Revenue and Taxation Director Dafne Shimizu on Monday told senators that requiring electronic filing of the business privilege tax form by October 2020 would be "challenging," and recommended that it be moved to January or February 2021 instead.

Additional system programming may be needed to implement the measure and that requires additional time, she said.

Shimizu testified favorably on Sen. Régine Biscoe Lee's Bill 370, which seeks to mandate the electronic filing of monthly returns for business privilege taxes.

In the midst of a COVID-19 pandemic that requires social distancing, electronic filing of BPT will reduce crowding at Rev & Tax and will lessen in-person

contact between employees and customers, Lee said.

"By making this change to how BPT is filed, we can also help businesses save precious time and resources, while further improving tax collections during a depressed economic period and beyond," she said.

Hours after the public hearing on Bill 371, the speaker called for a session on Aug. 10.

The Bureau of Budget and Management Research said the proposal would cost about \$125,914 including hiring of two business tax service specialist and dedicated computers.

More online filers

At the hearing, Shimizu said in 2017, more individual taxpayers or nearly 57% filed their taxes online compared to those who filed in person at Rev & Tax.



TAXES: Residents file their income taxes at the Department of Revenue and Taxation on July 11. The department aims to open online filing for the Gross Receipts Tax form for businesses starting next year.

Dontana Keraskes/The Guam Daily Post

The 2018, 2019 and 2020 data, she said, are still being prepared, and she expects that this trend continues.

Shimizu raised some points that she believes will be critical to ensure the proposal's sustainability and success:

Address the convenience fee charged to taxpayers using credit or debit cards

Absence of language on how to address taxpayers who may be unable to file online

More time to implement system changes, to February 2021.

"It is important to note that there are also taxpayers who file electronically yet make payments in person," Shimizu said.

Lee said Bill 370 still allows for the option of in-person payments.

"I just want to make that very clear that we're not forcing anybody to make a payment online. There still should be an opportunity for them if they so choose to go in to any Treasurer of Guam and make this payment in person if they so choose," the senator said at the hearing.

CIVIL SERVICE COMMISSION Notice of Meeting

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HAGATÑA RESTORATION AND REDEVELOPMENT AUTHORITY

The Hagatña Restoration & Redevelopment Authority (HRRRA) Board of Commissioners will convene a regular board meeting on Thursday, August 6, 2020 at 4:00 pm in GEDA's conference room, 5th floor, ITC Bldg., Tamuning. Individuals requiring special assistance or accommodations should contact HRRRA Administrative Officer, Joseph R. Meno, Jr at 647-4332 x 105 or via email at insenh.meno@hrrra.guam.gov

GUAM AUTHORITY
Gloria B. Nelson Public Service Building, 688 Route 15 • Mangilao, Guam 96913
Tel: (671) 300-6026/27 Fax: (671) 649-3750

THIS AD PAID FOR BY GWA (PUBLIC LAW 26-12)

INVITATION TO RE-BID IFB-05-ENG 2020

The GUAM WATERWORKS AUTHORITY will receive sealed bids for **GROUNDWATER WELLS A-02, A-07, A-12, D-05 AND F-03 REHABILITATION (RE-BID)**. GWA Project No W16-001-EPA. Bids will be accepted until 3:00 p.m., Chamorro Standard Time, September 24, 2020, at the Gloria B. Nelson Public Service Building, 688 Route 15, Mangilao, GU 96913 at which time and place all bids will be publicly opened and read aloud. The contract time for the project is 510 calendar days for the Base Bid portion of the work. All bids must be accompanied by a Bid Bond in the amount of fifteen percent (15%) of the total bid amount. Bid security may be in the form of a bid bond, certified check or cashier check made payable to Guam Waterworks Authority.

A non-refundable amount of Twenty-Five dollars (\$25.00) is required for the purchase price of every electronic copy (CD) of the bidding documents which will be available at the GWA Engineering Division by appointment only on or after August 4, 2020. To schedule an appointment to purchase the documents contact the Engineering Division at engineering@guamwaterworks.org or call 300-6058. Off-island parties interested to purchase bid documents should call the GWA pay-by-phone service at (671) 647-4729. Amendments will be available on GWA's website to download at no cost at the following address: <http://guamwaterworks.org/bids/>. Vendors should also routinely check for updates on the website as well as for emails from GWA notifying vendors about changes in bid status or providing responses to queries. The Guam Waterworks Authority reserves the right to reject any or all bids and to waive any imperfection in a bid that is in the best interest of the Authority.

To comply with heightened workplace safety guidelines due to COVID-19 pandemic, a virtual Pre-Bid conference will be held by way of on-line conferencing program. This Pre-Bid conference has been scheduled at 10:00 a.m., August 18, 2020 followed by a site visit at 1:00 p.m. A link to this conference will be provided to each interested bidder a minimum of three days before the conference date through an addendum. All bidders are requested to participate. All questions or clarifications must be submitted in writing on or before August 25, 2020.

MIGUEL C. BORDALLO, P.E.
General Manager

ATURIDAT NUMA'LO YAN INADALANTON HAGÁTÑA
(Hagåtña Restoration and Redevelopment Authority)

Board Of Commissioners - Regular Meeting Minutes

Thursday, July 2, 2020, - 4:00pm

GEDA Conference Room, ITC Bldg., Tamuning

Agenda:	Discussion & Summary:	Action Taken:
I. Call to order:	Chair Maria Eugenia Leon Guerrero called the meeting to order at 4:11pm	Meeting started at 4:11pm
II. Attendance: Commissioners: Ex-Officio Members: HRRA Staff: Legislative Oversight: Guests:	Chair Maria Eugenia Leon Guerrero; Vice Chair Patricia Ada; Treasurer Carlos Madrid; Secretary Jake Calvo; Commissioner Rita Franquez GPT Joe Quinata; CLC Hope Cristobal & Dr. Sauder; MARC Omaira Perry Executive Director Lasia Casil; Joseph Santos; Joseph Meno; Mario Santos Senator Kelly Marsh Taitano; Rikki Orsini	
III. Secretary Report: February 13, 2020 Minutes:	Commissioner Madrid sent in the only edits to the February minutes.	Vice Chair Patty Ada made the motion to approve the minutes from February and Treasurer Madrid seconded the motion. All present commissioners voted in favor to approve the minutes for February 13, 2020.
IV. Treasurer Report: Revised FY21 Budget Proposal	Director Casil presented a summary of the revised 2021 budget after receiving direction from the Governor that the previous budget submitted to the Legislature is now void. HRRA's revised budget now includes only the salaries and basics for office operations. Chair Leon Guerrero asked if anything requested in the COVID budget was duplicated in the normal budget. Director Casil explained that there was no duplication and HRRA does not need to resubmit the budget request to BBMR for submission to the legislature. Approval of the budget by the Board is for HRRA records only as HRRA is receiving funds from the Tourist Attraction Fund and not the improvements on real estate taxes as mandated in the law. Director Casil submitted a description of the condition of current equipment and lack of equipment to paint a complete picture for the Oversight Chair of what is required for HRRA to achieve its mission.	
VI. Executive Director Report: 1. www.hrra.guam.gov	Clarification letter was sent to Senator Marsh office regarding the rent and equipment The HRRA website is up and running as of the week of June 29. All board meetings and minutes have been uploaded onto the website. Chair Leon Guerrero recommended working on optimizing the search engine so that people can easier find the website.	

Agenda:	Discussion & Summary:	Action Taken:
<p>2. FY2021 Budget Proposal Hearing</p> <p>3. Update on Whitepaper on Reconciliation of correct legal Hagåtña parcels, the land uses on those parcels and associated issues.</p> <p>4. Hesler Street</p> <p>5. Hagåtña River Feasibility Study</p>	<p>Director Casil shared the HRRRA presentation made to the legislature giving an overview of the past 23 years of HRRRA where we've come from, where we are now and where we're headed.</p> <p>Director Casil presented a white paper written by Joseph Santos summarizing what needs to be done to correct the assessment of new construction in Hagåtña and how that is reported so that HRRRA can collect the taxes on improvements mandated by law to fund operations.</p> <p>Commissioner Quinata recommended reaching out to OPA.</p> <p>Director Casil shared information on the move from ITC Building back down to Hagåtña into office space in the old legislature building on Hesler street. She has managed to procure office furniture donated by the Bank of Guam saving thousands of tax-payer dollars.</p> <p>Director Casil reported that the USACE has begun the Hagåtña River Feasibility Study and is scheduled to be completed in February 2023.</p>	
<p>VII. Old Business:</p> <p>1. Update on Desk Audit of Invoice #25064</p> <p>2. Subcommittee Report</p> <p>3. Zoom meetings with agencies</p> <p>a) Completed - DPR, KFC, GEDA, GRTA, GWA,</p> <p>b) Pending - BSP, DOAG, GVB, GPL,</p>	<p>Chair Leon Guerrero stated that she and Commissioner Keswani are currently working on this and will have an update for the committee at the next board meeting.</p> <p>Director Casil stated she received the last edits and they will be incorporated into the master plan.</p> <p>Commissioner Madrid stated that the report has been updated and incorporated a comment of the Kumision and there are no further edits. The incorporated comment was only one: their suggestion to use "Chamorro-Spanish Vernacular Architecture".</p> <p>Commissioner Sauder thanked the sub-committee for meeting last week with the Kumision and clarify the questions they had and Kumision is the lead agency for nation building, they are eager to share what they know in particular with cultural representations or misrepresentations of sacred symbols. They want to make sure they are engaged in the process as the planning proceeds. The Kumision also requested information and copy of the database regarding the Place Names Commission.</p> <p>Director Casil gave a brief update on all Zoom meetings:</p> <p>Director Casil informed the Board that meetings had been completed with DPR, KFC, GEDA, GRTA and GWA.</p> <p>Director Casil informed the Board that there are still 4 agencies that HRRRA still needs to meet with. Only one agency, BSP, has indicated that they would prefer not to meet. The purpose of meeting with these agencies is to resolve all the issues before it is sent to the Governor and to build a better relationship moving forward.</p>	<p>Chair Leon Guerrero stated she would work with the Director to find out if it is in HRRRA possession and report back.</p> <p>Director Casil will continue to schedule meetings between the sub-committee and remaining agencies.</p>

Agenda:	Discussion & Summary:	Action Taken:
<p>4. Projects</p> <p>a) Land Resources Building</p> <p>b) Palasyu Restoration</p> <p>c) The Hagátña River Channelization and Watershed Feasibility Study</p> <p>d) Parking Meters</p> <p>e) Sirena Festival</p>	<p>Chair Leon Guerrero stated that the Board will make its best effort to reach out to all key stakeholders. The idea behind these meetings is to strengthen relationships and also to ensure that we fully understand the comments that each agency made in writing. The other goal is to confirm that our response has fully addressed their concerns. If they choose not to participate then we respect their decision, but at least our effort has been documented.</p> <p>Director Casil reported that she sent a draft MOA to DLM, Deputy Attorney General for review. This MOA will give HRRRA the authority to move forward with developing the project.</p> <p>Director Casil stated that meetings are being scheduled to follow up on the meeting that took place back in January. Chair Leon Guerrero asked that we include KFC in the meetings regarding the Palasyu.</p> <p>Director Casil reported that the USACE has begun the Hagátña River Feasibility Study and is scheduled to be completed in February 2023.</p> <p>Director Casil reported a discussion with DRT Deputy Director Ybanez to implement parking meters in Hagátña. There is a law passed in 1993 that enables the construction of parking meters.</p> <p>Director Casil reported that there is a meeting to discuss the Sirena Festival with the local business community. Chair Leon Guerrero clarified to the Board that a vote had been made in a previous board meeting that HRRRA would not take a lead role in the Sirena Festival but will act in a supporting role.</p>	
<p>VIII. New Business:</p> <p>1. No Cost Extension of Hagátña Master Plan Contract to December 2020</p> <p>2. Deadline for approval of Hagátña Master Plan - September 31, 2020 or December 31, 2020</p>	<p>Director Casil reported that back in 2019 the Board had voted for a no-cost-extension of the contract until June 2020. Due to the the impact of COVID-19 the commission was not able to complete the review by the previous June 2020 deadline.</p> <p>Director Casil informed the Board that during a subcommittee meeting Commissioner Keswani suggested a deadline for the review and approval of the Hagátña Master Plan.</p> <p>Dr. Sauder asked for clarification on what needs to be submitted.</p> <p>Chair Leon Guerrero recommended that the HRRRA Board impose an internal deadline of 12/31/2020 to submit the plan to the Governor for her review. After that point, the process is not something that the HRRRA Board has control over.</p>	<p>Chair Leon Guerrero made the motion to for a no-cost-extension to the Matrix extension until December. Vice Chair Ada seconded the vote. All board members voted in favor. Director Casil will draft a request and submit it to GEDA.</p> <p>The Board did not need to vote on it but committed to it.</p>
<p>VIII. Further Discussion / Announcements:</p>	<p>Dr. Sauder again, requested the data for the Place Names Commission.</p>	<p>Director Casil informed Dr. Sauder that HRRRA would respond.</p>

Agenda:	Discussion & Summary:	Action Taken:
1. New Commissioner appointment 2. Next Meeting (Location TBD): a) Thursday, August 6, 2020 a) Thursday, September 3, 2020 a) Thursday, October 8, 2020 a) Thursday, November 5, 2020 a) Thursday, December 3, 2020	Director Casil introduced Mrs. Christine Wolke of RIM Architects as the newly appointed commissioner to the HRRR board. She has still yet to be confirmed by the Legislature.	
X. Adjournment:	Chair Leon Guerrero had no further comments and called for adjournment.	Chair Leon Guerrero called for adjournment. Commissioner Ada seconded it. All commissioners voted in favor. HRRR Board meeting ended at 5:49pm/

Eduardo "Jake" Calvo

Secretary




Hagåtña Restoration and Redevelopment Authority (HRRR)

Date

9/10/2020

HRRA Board of Commissioners Regular Meeting Sign Sheet

August 6, 2020

BOARD MEMBERS:			
Chair	Maria Eugenia Leon Guerrero		(via zoom)
Vice Chair	Patricia "Patty" Ada		(via zoom)
Commissioner	Mayor John Cruz		
Commissioner	Nick Keswani		(via zoom)
Commissioner	Greg Perez		(via zoom)
Commissioner	Eduardo "Jake" Calvo		
Commissioner	Rita Franquez	Not Present	
Commissioner	Carlos Madrid Alvarez-Piner		(via zoom)
EX-OFFICIO MEMBERS:			
Dept. Integrated Services for Individuals with Disabilities (DISID)	Director Phyliss Leon Guerrero		
Dept. Land Management (DOL)	Director Joseph M. Borja		
Dept. Parks and Recreation (DRP)	Director Roque Alcantara		
Dept. Public Works (DPW)	Director Vincent P. Arriola		
Guam Environmental Protection Agency (GEPA)	Administrator Walter Leon Guerrero		(via zoom)
Guam Preservation Trust	Joe Quinata		
Guam Visitors Bureau (GVB)	President & CEO Carl T.C. Guterrez		
I Kumision I Fino' Chamoru	Hope Cristobal / Dr. Laura Sandoz		(via zoom)
Micronesia Area Research Center (MARC)	Omaira Brunal Perry		
LEGISLATIVE OVERSIGHT COMMITTEE:			
Chair	Senator Kelly Marsh Taitano		
Vice Chair	Speaker Tina Muna Barnes		
HRRA :			
Executive Director	Lasia Casil		
HRRA STAFF:	Joseph Meno/ Mario Garcia		

August 6, 2020: 4:00 PM- 6:00 PM- GEDA CONFERENCE ROOM (VISITORS SIGN IN)

[illegible]

02/13/2020 JRM

Reconciliation of Hagåtña Parcels and Land Uses to Collect Real Property Tax on Improvements

Prepared by Joseph C. Santos

The dilemma that HRRA faces in order to collect funding as required by law is the accurate baseline legal real property parcels and the correct development improvements since 1997 for the Municipality of Hagåtña. The two (2) agencies that are proponents to the reconciliation of the "legal real property parcels of Hagåtña" are the Department of Land Management (DLM) and the Department Revenue and Taxation (DRT). The Department of Public Works (DPW) provides an updated accurate list of land use building development permits to the DRT to accurately tax the building and any improvements. However, DPW may not have an updated and accurate list of development permits in Hagåtña including improvements from 1997 forward. An on-site inspection of the building occupancy permit or other courses of action may be required.

Moreover, Public Law 22-19 placed all real property taxes and improvements under the Territorial Educational Facilities (TEF) Fund under Chapter 22 ((General Fiscal Policies and Control), Title 5 GCA. However and subsequently, the Guam Legislature created the HRRA under Public Law 24-110 in 1997 authorizing Section §79501 (Real Property Tax on Improvements), Chapter 79 (Restoration of Hagåtña) providing that *"All taxes assessed, levied and collected by the government of Guam by virtue of the Real Property Tax Law, on improvements, buildings and structures, to be constructed within the Project, over and above the real estate taxes currently assessed, levied and collected, shall revert to the Authority for its use and disposition."*

BACKGROUND

The City of Hagåtña was settled over 3500 years ago according to several archeological reports and was designated a city settlement by Captain Miguel Legaspi in 1565. Hagåtña was not cartographically surveyed until 1918 under the Butler Grid System. The World War II American naval bombardment in July 1944 leveled the central portions of the City of Hagåtña including the Susana Hospital, the Governor's Palace, the Tribunal and Jail House, and the homes from the Plasa de España to the Boat Basin. After WWII, the rubbles and remaining homes in Hagåtña were leveled and demolished to form the Paseo de Susana peninsula by the Navy Construction Battalion and the creation of the New Hagåtña Lot and Block System. At the behest of the U.S. Navy, the U.S. Congress passed the Meritorious Claims Act of 1945 (U.S. Public Law 79-224) to provide compensation to the Chamorros for war losses and damages, was also meant to be a reward for the Chamorros' loyalty to the United States. The U.S. Congress hoped that it would "be helpful in retaining the goodwill of these people in the future, and that it will be a sound investment in our future security." The Land and Claims Commission was created to administer this Act and help in the resettlement of the Chamorro people.

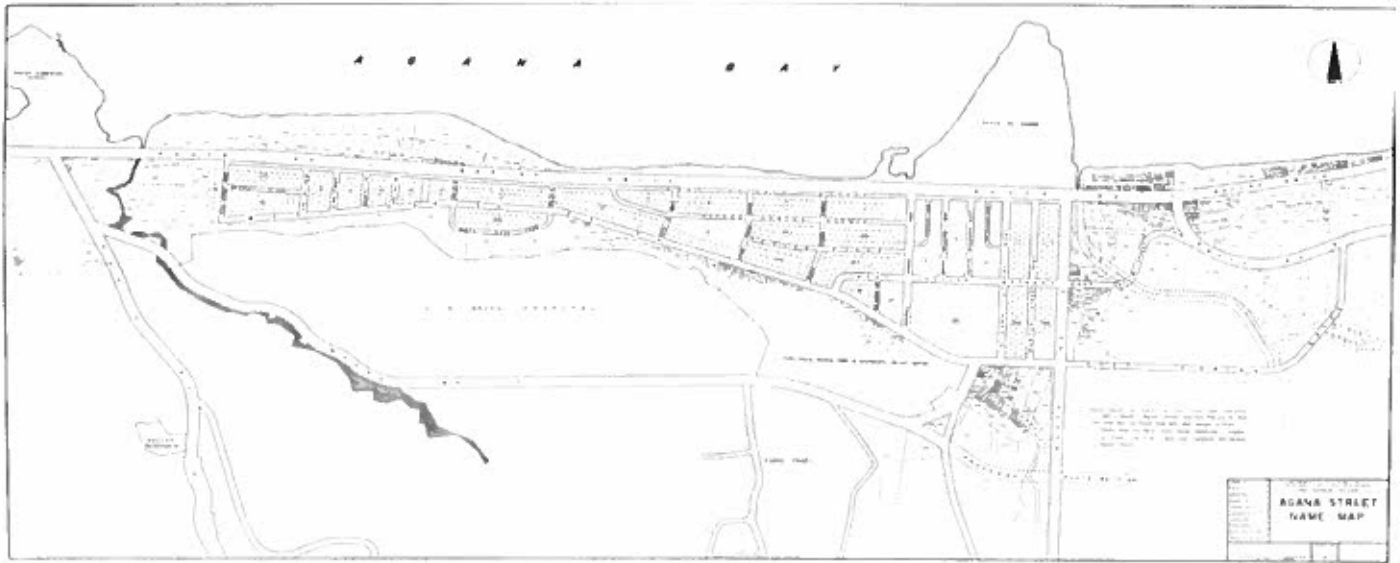
Subsequently, the Naval Government of Guam conducted several categorical takings identified as Federal Routes and Highways; Hagåtña Roads, and the Hagåtña Lot and Block System. The Land and Claims Commission was formed to settled those Guam land takings.

The 1950 Organic Act (U.S. PL 630 (HR 7273) 30 Statute 1754) was created forming the current Government of Guam. This terminated the redevelopment efforts for Guam and Hagåtña by the defunct Naval Government of Guam and the U.S. Navy. In 1956, the Department of Land Management was created under Guam PL 1-85 creating the Public Lands Resettlement Act umbrella under the U.S. Meritorious Claims Act of 1945. The Naval Government of Guam and the newly formed Organic Act government of Guam continued the resettlement of lands taken by the U.S.

**Reconciliation of Hagåtña Parcels and Land Uses to Collect Real Property Tax on
Improvements
Prepared by Joseph C. Santos**

Government creating the villages of New Agat, Talofofo, Yona, Barrigada, Dededo, Piti, Asan, Sinajana, and Tamuning. The taking of Hagåtña was separated into two (2) types: (a) Roads; (b) Lot & Block under Civil Case Court Takings 16-47; 4-48; 10-48; 43-56; 26-65 including the development of a Hagåtña Land Use Plan. The maps provided below shows an overlay of old Hagåtña and the new Lot and Block; the 1951 Master Plan Map for Agana; and the Lot & Block Layout and Street Names Map.

**Reconciliation of Hagåtña Parcels and Land Uses to Collect Real Property Tax on
Improvements
Prepared by Joseph C. Santos**



In 1956, Public Law 3-110 as amended created the 19 modern municipalities of Guam. The law also established the municipal boundaries as delineated on Land Management Drawing G1-56T18 recorded in Land Management under Document 31523. The law states that the *“written description of the municipal boundaries is given below, but if there is any conflict between the written descriptions and the drawn boundaries on the map referred to herein, the drawn boundaries on the map shall prevail.”* The Municipality of Hagåtña written description does not match Land Management Drawing G1-56T18, therefore, a formal written correction and updated Election District Map by the Department of Land Management is required. Its impact to the parcels in Hagåtña would affect real property tax assessments and its collection revenue.

The Land and Claims Commission continued until dissolution in 1976 by the creation of the Chamorro Land Trust Commission (CLTC). Although the CLTC was created in 1976, it did not go operational until October 1993 with the Agaña Fractional Lot Program held in abeyance.

In 1976, Guam was admitted to the National Flood Insurance Program (NFIP), rendering the municipality of Hagåtña in a suspended state unable to normally redevelop/develop and restricting the land owners from developing their real property until flood insurance was acquired and new development met FIRM building elevation requirement. Furthermore, FEMA required that the 1976 FIRM map could not be modified until the Hagåtña River was channelized and the three (3) bridges (Hagåtña, Santo Papa, & the Minondo) met the 100-year flood requirement. The three (3) bridges now meet the 100-year flood requirement. The U.S. Army Corps of Engineers became the proponent for navigable water/river channelization under the Water Development Resources Act (WDRA) and became the U.S. Federal lead for the Hagåtña River Flood Management Project.

The 1962 Guam Public Law 6-95 provided for the first taxation evaluation of real property and improvements; and provided for a triennial evaluation beginning 1962 codified under Chapter 24 (Real Property Tax), 11 GCA. Since then the Department of Revenue and Taxation had conducted a triennial but was changed to a quinquennial to be reevaluated every five (5) years by Public Law 29-019.

This real property assessment and evaluation process begins with DLM reporting the creation of the legal parcel through a property map and the Grantee ownership through a deed if there is a change in ownership or creation of the new parcel. DLM's Land Management EGIS Database provides a

**Reconciliation of Hagåtña Parcels and Land Uses to Collect Real Property Tax on
Improvements
Prepared by Joseph C. Santos**

Property Identification Number (PIN) upon the creation of a new parcel or lot. DRT receives this information and also enters the new parcel and the parcel's ownership. Also creating its own DRT PIN.

To capture the real property tax annual assessments, the DRT uses four (4) systems to capture and provided for real property assessment known as the Guam Property Appraisal System (GPAS). The Addendum canned software was used as a basis to create the Guam Property Appraisal System (GPAS). This software came in several modules that included capturing the land development permitting process. DLM was offered the opportunity to participate in GPAS, however, DLM opted out of this opportunity.

The other systems used in support of real property taxation interface is the Real Property Tax database; the Land Management EGIS; and the DRT AS400 system.

One of the reasons why there was no reconciliation of the real property in Hagåtña was due to the uncertainty with the Agana Fractional Lot System and the original claimants to the old parcels. Although, there are other contributing reasons why DRT is having difficulty reconciling the Municipality of Hagåtña. Some of those reasons are the duplication of real property parcels having differing lot designation, i.e., M01T0B24L14; M01B24L14; B24L14 but are the same parcels; the old Agana lots along with the owner is carried forward in the database; and/or a building is built on the new Hagåtña Lot & Block System or the new Hagåtña Road System using the old original defunct parcel.

Lastly, to resolve the issue relative to TAF and HRRRA funding, the HRRRA Board of Commissioners should approve and resubmit Bill 358-32 (An Act to Fund the Restoration and Redevelopment of the Municipality of Hagåtña, by Amending 21 GCA Section 79501 and by Adding a new item (12) to 5 GCA Section 22425(q)).

SUMMARY:

In order for HRRRA to receive all its funding due the Authority, HRRRA must:

- Establish an Hagåtña Real Property Working Group with DLM, DRT, DPW, the Attorney General (AG), and HRRRA via a Memorandum of Agreement. The MOA should focus on:
 - Reconciling the current legal parcel number with DLM & DRT's PINs,
 - The land use(s) on that legal parcel; the Building/Occupancy Permit number, date of building and improvements; and
 - The original landowner claimant concerns.
- DLM & HRRRA request through the U.S. District Court to provide:
 - Certified copy(ies) of the Hagåtña Takings (DLM);
 - Record the documents in DLM if not recorded (DLM); and
 - Settlement list of takings (DLM & HRRRA).

**Reconciliation of Hagåtña Parcels and Land Uses to Collect Real Property Tax on
Improvements
Prepared by Joseph C. Santos**

- HRRA staff had already conducted an exhaustive real property map search of all current Hagåtña Maps in DLM with the files in digital form. These property maps must be reconciled with the DLM PIN and DRT PIN. DLM and DRT updates listing of PINs for Hagåtña. AG should be briefed on the findings.
- Identify the legal current owner of record using the Land Management EGIS and ensure source document(s) available and referenced to DRT for real property GPAS entry. DLM provides this source references to DRT to ensure current owner of record is taxed accordingly. AG should be briefed on the findings.
- HRRA works with DPW to research on identifying when structure and improvements built after 1996. Research should also include any structure built before 1997 for HRRA record. DPW provides DRT with validated research information for entry to the GPAS. AG should be briefed on the findings.
- HRRA request DLM to reconcile municipal boundaries for the Municipality of Hagåtña in order to ensure Hagåtña real properties are captured in the real property evaluation/assessment through a formal letter and an updated Election District Map.
- HRRA approves and transmits Section 79501 amendment (Bill 358-32) (*An Act to Fund the Restoration and Redevelopment of the Municipality of Hagåtña, by Amending 21 GCA Section 79501 and by Adding a new item (12) to 5 GCA Section 22425(q)*), through the Legislative Review Process for passage.
- HRRA request from UOG to participate in the Student Internship Program to help research parcels and identify land uses in Hagåtña.
- HRRA Board of Commissioners briefed on reconciliation status during all public meetings until completion.

NOTE: The reconciliation actions with parcels and PINs could take a minimum of one (1) month if there were at least two (2) dedicated personnel to conduct the reconciliation using DLM & DRT database and ARCGIS files.

Revised FY2021 Budget Request Due to Impact of COVID-19

BBMR96A - REVISED

Schedule B - Contractual

Item	Quantity	Unit Price	FY 2021 Request	Quantity	Updated FY2021 Request	FY 2020 Authorized	Variance Increase/ (Decrease)
Cerox Copier Lease	12	\$250.00	\$ 12,000.00	12	\$ 3,000.00	\$ -	\$ 12,000.00
Advertisements	12	\$250.00	\$ 3,000.00	12	\$ 3,000.00	\$ -	\$ 3,000.00
Printing Services	12	\$250.00	\$ 3,000.00	0	\$ -	\$ -	\$ 3,000.00
Network Administration	12	\$400.00	\$ 4,800.00	12	\$ 4,800.00	\$ 2,982.00	\$ 1,818.00
Website Maintenance	12	\$85.00	\$ 1,020.00	12	\$ 1,020.00	\$ 1,020.00	\$ -
American Planning Association Membership	1	\$300.00	\$ 300.00	1	\$ 300.00	\$ -	\$ 300.00
arcGIS Software Maintenance	1	\$1,000.00	\$ 1,000.00	1	\$ 1,000.00	\$ -	\$ 1,000.00
AutoCAD Software	1	\$2,000.00	\$ 2,000.00	1	\$ 2,000.00	\$ -	\$ 2,000.00
Seminars / Workshops / Briefings	12	\$250.00	\$ 3,000.00	12	\$ 3,000.00	\$ -	\$ 3,000.00
Total Contractual			\$ 30,120.00		\$ 18,120.00		

Schedule C - Supplies & Materials

Item	Quantity	Unit Price	FY 2021 Request	Quantity	Updated FY2021 Request	FY 2020 Authorized	Variance Increase/ (Decrease)
Office Supplies	4	\$500.00	\$ 2,000.00	4	\$ 2,000.00	\$ 4,102.00	\$ (2,102.00)
Total Supplies & Materials			\$ 2,000.00		\$ 2,000.00		

Schedule D - Equipment

Item	Quantity	Unit Price	FY 2021 Request	Quantity	Updated FY2021 Request	FY 2020 Authorized	Variance Increase/ (Decrease)
Office Desk with Chair	4	\$1,500.00	\$ 6,000.00	2	\$ 3,000.00	\$ -	\$ 6,000.00
Desktop Computer System with UPS	4	\$2,000.00	\$ 8,000.00	2	\$ 4,000.00	\$ -	\$ 8,000.00
Multimedia Projector	1	\$2,000.00	\$ 2,000.00	0	\$ -	\$ -	\$ 2,000.00
Camera	1	\$1,000.00	\$ 1,000.00	1	\$ 1,000.00	\$ -	\$ 1,000.00
Public Address System	1	\$1,000.00	\$ 1,000.00	0	\$ -	\$ -	\$ 1,000.00
	0	\$0.00	\$ -		\$ -	\$ -	\$ -
Total Equipment			\$ 18,000.00		\$ 8,000.00		

Schedule E - Miscellaneous

Item	Quantity	Unit Price	FY 2021 Request	Quantity	Updated FY2021 Request	FY 2020 Authorized	Variance Increase/ (Decrease)
Depends	108	\$50.00	\$ 5,400.00	108	\$ 5,400.00	\$ -	\$ 5,400.00
Total Miscellaneous			\$ 5,400.00		\$ 5,400.00		

Schedule F - Capital Outlay

Item	Quantity	Unit Price	FY 2021 Request	Quantity	Updated FY2021 Request	FY 2020 Authorized	Variance Increase/ (Decrease)
/A	0	\$0.00	\$ -			\$ -	\$ -
	0	\$0.00	\$ -			\$ -	\$ -
	0	\$0.00	\$ -			\$ -	\$ -
	0	\$0.00	\$ -			\$ -	\$ -
	0	\$0.00	\$ -			\$ -	\$ -
	0	\$0.00	\$ -			\$ -	\$ -
Total Capital Outlay			\$ -		\$ -		

Position Number	Position Title /	Name of Incumbent	Grade/ Step	Salary
900	Executive Director	Lasia A. Casil	—	\$89,856
901	Planner IV	Joseph C. Santos	O-13	100,852
902	Administrative Assistant	VACANT	J-1	48,557
903	Computer Operator III	Joseph R. Meno, Jr.	J-3	48,623
904	Planner III	Mario R. Garcia	N-7	\$77,444
		Grand Total:		\$365,332

Hagatña Restoration and Redevelopment Authority

Audit Subcommittee Final Report on Matrix Invoices

July 14, 2020

Background

At the Board meeting on Dec 05, 2019 the Hagatña Restoration & Redevelopment Authority (HARRA) Board of Commissioners (BOC) set up a subcommittee to conduct an audit of the work accomplished and the payments made to the GEDA contractor, Matrix Design Group, who was tasked with development of the updated Master Plan for the restoration of Hagatña. This was a result of the HARRA Legislative Oversight Chair's FOIA request to the HARRA Executive Director (ED) to explain the circumstances justifying the last invoice payment to the Matrix Design Group (Invoice # 25064) in the amount of \$196,297, under which HARRA had accepted and paid for all Phases of the project as 100% complete, except Phase 7.

A detailed review of several invoices from Matrix Design Group, along with relevant backup documentation provided by the Executive Director and her staff, was conducted by the subcommittee starting Dec 16th 2019. The following is the timeline of activities since the initial desk audit was started.

- Dec 16th – Initial desk audit started after formal approval of the BOC at the Dec 2019 meeting. Discussions held with the Executive Director (ED) and her staff. Gaps identified, information and backup documents requested.
- Jan 21st – Mr. Joseph Santos sent the email titled 'Matrix Invoice Compilation Status' to the entire BOC with a 97 page attachment. This was not in accordance with the request at the Dec 16th meeting, but was considered helpful for the audit.
- Jan 22nd – Commissioner Keswani sent an email to Mr. Santos asking him to narrow the submittal to the backup requested at the Dec 16th meeting in order to keep the audit short and concise. The intent was to submit the findings to the BOC and subsequently to the HARRA Legislative Oversight Chair to address her specific questions raised on the matter of the last Matrix invoice received and paid by HARRA.
- Jan 23rd – Mr. Santos responded via email and provided the backup as requested by Commissioner Keswani on Jan 22, 2020.
- Jan 23rd – HARRA Legislative Oversight Hearing that included the BOC and Matrix Design Group was held and concluded at the Guam Legislature. Subsequently, Commissioner Keswani met with and provided an update to Senator Kelly Marsh

Taitano, the Chair of the Legislative Committee on Hagatña Revitalization, so as keep her fully informed of our due diligence and of the efforts the BOC was taking to complete the audit as quickly as possible.

Scope and Objectives

The audit subcommittee has reviewed and analyzed the invoices listed in the table below, along with the supporting documents provided by Mr. Santos on Jan 23rd, 2020. In addition, the subcommittee has reviewed the contract with Matrix Design Group, the Memorandum of Agreement (MOU) between GEDA and HRRRA, and other related information available for consideration.

Invoice #	Invoice Date	Period of Performance	Invoice Amount	HRRRA Approval Date
25064	Feb 2019	May 19, 2018 to Oct 31, 2018	\$196,297.20	Apr 2019
22736	May 2018	Oct 01, 2017 to May 18, 2018	\$223,086.15	Nov 2018
21550	Oct 2017	Aug 01, 2016 to Sep 30, 2017	\$55,668.05	Mar 2018
18434	Jul 2016	Oct 16, 2015 to Jul 31, 2016	\$173,511.69	Undated

The overall objectives of this review were to:

- Determine whether processes have been established to confirm the completion of work by the vendors and forward their invoices for payment.
- Determine whether such processes and methodology were followed, for the invoices in question, and more specifically for Invoice # 25064.
- Ascertain that the work being billed for under each invoice was performed by the vendor, measured and verified by HRRRA, and accurately invoiced for payment.
- Determine whether existing procedures are adequate and make recommendations for improvement, as warranted.

Findings

Matrix Invoice # 25064 for \$196,297.20

Period of Performance – May 19, 2018 to Oct 31, 2018

This invoice reflects all Phases of work as 100% completed, except part of Phase 7.

The supporting memo from Mr. Santos to the ED for the work completed during this period is undated and states that the BOC met only three times in 2018. This made it difficult for the HRRRA BOC to approve the deliverables listed which included the Draft Enabling Legislation and the Final Draft of the Zoning Code. Therefore, this would lead one to conclude that these deliverables were not approved by the BOC.

Yet the first statement in the concluding paragraph of the supporting memo states that 'Task Order 1 has been completed in its entirety except for Phase 7'. Task Order 1 is the contract between GEDA and Matrix for the restoration of Hagatña.

It also appears that Task 4.2 under Phase 4, titled 'Legislative Presentation', was not completed by Matrix for the reasons given. This was delegated by Matrix to HRRR for implementation at a later date, but was not completed by HRRR. However, Matrix was credited with having done this task.

In a statement in the concluding paragraph, Mr. Santos states 'This Invoice and Status Update require HRRR Board approval'. This required Board approval was not available to the HRRR ED at the time and we have concluded that neither the previous nor current Board had accepted the completion status or approved the subject invoice for payment, as the previous Board had not been able to meet to approve it, and the current Board had not yet been empanelled.

The ED requested GEDA to pay out Invoice # 25064 to Matrix in the amount of \$196,297.20 on Apr 17, 2019. Except as stated above, no additional backup was available to determine completion status, the date that GEDA approved the payment, or the actual date of payment to Matrix.

It is very important to note that the MOU between GEDA and HRRR provides no specific authorization to the ED to approve Matrix invoices. The practice had been that Mr. Santos and the ED would confirm that the work had been completed and forward the invoice to GEDA for their approval and payment. In addition, the validity of the last approved MOU expired Aug 03, 2018 and the term has not been subsequently extended.

Matrix Invoice # 22736 for \$223,086.15

Period of Performance – Oct 01, 2017 to May 18, 2018

HRRR backup documentation to support verification of the work done during this period was prepared by Mr. Santos, and the approval of the invoice was signed off by the then ED and submitted to GEDA for processing and payment to Matrix. The Matrix invoice and the Progress Report were also included by HRRR as part of their submittal to the subcommittee and this was reviewed by the audit team.

In the Matrix Progress Report, under Task 3.5 it states that the Legislative Hearings will occur at a later date, yet the task is billed as 100% complete. The next period Progress Report states that this task was completed previously but does not indicate when this was done. Was this task ever completed? If completed, by who was it done and when?

In the Matrix Progress Report, under Task 4.1 it states that Matrix submitted a revised draft zoning code to HRRRA and no additional review comments were provided by HRRRA.

In the Matrix Progress Report, under Task 4.2 and 4.3 it states that completion of the Legislative Hearing and the Final Zoning Code are future tasks. Was the hearing held? If so, when was it held? Was the Final Zoning Code subsequently delivered to HRRRA? If so, when was it delivered? The next period Progress Report states that these tasks were completed previously but does not indicate when they were done.

In the Matrix Progress Report, under Amendment 2 it shows that the Legislative Working Sessions are to be scheduled to be held in the future. The next period Progress Report states that these tasks were completed previously but does not indicate when they were done. How do we reconcile these contradictions? Were the sessions ever conducted? If so, when was that done?

Matrix Invoice # 21550 for \$55,668.05

Period of Performance – Aug 01, 2016 to Sep 30, 2017

This invoice reflects all the scope of work completed during this period as documented by Matrix in their Progress Report and confirmed by Mr. Santos. The supporting memo from Mr. Santos, to the then ED, for the work completed during this period reflects that. The ED approved this work completed by Matrix and sent a memo to GEDA to pay the invoice. GEDA confirmation of this payment to Matrix was not included in the materials received by the audit team.

Matrix Invoice # 18434 for \$173,511.69

Period of Performance – Oct 16, 2015 to Jul 31, 2016

This Matrix invoice dated Jul 08, 2016 reflects all the scope of work completed during this period as documented by Matrix in their Progress Report through July 31, 2016 and confirmed by Mr. Santos. The supporting memo dated Aug 29, 2016 from Mr. Santos to the then ED validates the work completed during this period, but contains an erroneous statement about the period of performance covered under this invoice.

This verification of the work under this invoice was submitted to the ED as discussed above on Aug 29, 2016 but the invoice payment request was approved by another ED without any backup documents or memo to GEDA. The invoice was stamped 'Approve for Payment' and has an undated signature by the ED for HRRRA.

No additional verifying backup was provided to substantiate the earned value of the work done during this invoice period. No ED memo for this approved work completed by Matrix and sent to GEDA to pay the invoice was provided to the audit team. GEDA confirmation of this payment to Matrix was not included in the materials received by the audit team.

Conclusion

There have been statements made to the Board and to the Audit committee by the current ED and her staff about the state of play in prior years, the chain of events leading up to her appointment and takeover of the HRRA, and actions taken by the current ED until the new Board was nominated and installed in 2019. We have accepted those representations in our analysis and evaluations, along with the written documentation in contractor progress reports and memos available as backup for invoice approval and payments.

No monthly written progress evaluations seem to have been prepared by, or available to, HRRA for conducting a regular performance measurement of the contract and assess progress, or to forecast schedule impacts or slippages.

The informal procedure for approval of Matrix invoices was not carried out consistently, and relied heavily on the occasional Matrix progress reports submitted to HRRA in support of the payment request.

No reports showing independent assessment of completed work and related earned values of that work were included in the request for payments for the contractor. What was available for review included verification letters by HRRA and/or GEDA stating that the contractor's work had been completed to the extent stipulated in their invoice submittal.

The process of verifying completed work done by Matrix using % complete as the basis for each of the Phases and Tasks was very subjective and would not withstand scrutiny to accurately determine project status at any given point in time. In addition, we found no documented evidence of regular and independent technical reviews by HRRA of the work accomplished by Matrix during the contract lifecycle.

We found contradictory statements and errors in progress evaluation of various contract tasks in HRRA letters that recommended approval and payments for Matrix Invoice requests.

A thorough review and analysis of the MOU between HRRA and GEDA leads us to the conclusion that as the contracting agency, GEDA had primary responsibility for reviewing and accepting deliverables, verifying progress, and approving invoices on behalf of the HRRA.

With the oncoming emphasis that would be required in the Program planning and execution in the future on this major undertaking in restoring Hagatña to a glorious capital city, HRRRA should look at setting effective policies, clearly defining roles and responsibilities, and document formal and detailed procedural steps to streamline efforts to manage this Program. The HRRRA Board of Commissioners is committed to providing assistance to the current management and staff in accomplishing these objectives.

(Note: This report was scheduled to be finalized in March 2020, but was delayed due to the impact of the shutdown to the HRRRA business resulting from the Corona Virus pandemic and spread of the disease in Guam).

Enclosures:

1. Legislature HRRRA Oversight Chair FOIA request Re: Matrix Invoice 25064
2. Matrix Invoice #s 25064, 22736, 21550, 18434 and backup documents
3. MOU between HRRRA and GEDA with effective date of August 04, 2017

By; _____

Maria E Leon Guerrero

HRRRA Chairwoman and Audit Subcommittee member

Date; _____



By; _____

Nanik P Keswani

HRRRA Commissioner and Audit Subcommittee member

Date; __July 15, 2020

Ufisinan i Sinadora Kelly Marsh (Taitano), PhD

I Mina'trentai Singko Na Liheslaturan Guåhan

*Gé'helo', Kumitehan Irensia yan i Atte siha, Plasét siha, Fina'tinas Guåhan,
Finamta' Hagåtña, Dinitetminan Maisa, yan Asuntón Rihinát Siha*



November 26, 2019

Håfa Adai Executive Director Casil,

Pursuant to 10 GCA § 10103, I submit this request to receive a copy of the following documents in electronic format:

1. All documents prior to April 17, 2019 relating to the receipt, review, assessment, evaluation, and determination of approval for payment of deliverables billed in Matrix Design Group, Inc., Invoice Number 25064

Should you have any questions, please do not hesitate to contact my office at 989-5681 or via email at office.senatorkelly@guamlegislature.org.

Senseramente,

/s/ Senator Kelly Marsh (Taitano), PhD
35th Guam Legislature

Office of Senator Kelly Marsh (Taitano), PhD
Thirty-fifth Guam Legislature
Chairperson, Committee on Heritage and the Arts, Parks, Guam Products,
Hagåtña Revitalization, Self-Determination, and Regional Affairs



Commissioner Gregory D. Perez
Commissioner Mayor John Cruz
Executive Director Lasia Casil

The Honorable Lourdes A. Leon Guerrero
Governor of Guam

The Honorable Joshua F. Tenorio
Lieutenant Governor of Guam



April 17, 2019

MEMORANDUM

TO: Ms. Melanie Mendiola, Administrator, Guam Economic Development
Authority, Government of Guam

SUBJECT: Approval of Matrix Design, Inc., Invoice Number 25064

Request that Matrix Design Group, Inc., Invoice Number 25064 attached be paid out in the amount of \$196,297.20.

Should you have any concerns or comments please feel free to contact me directly at lcasil@hagatna.gov.gu or 688-1139.

Put Respetu,

LASIA CASIL
Executive Director
Hagåtña Restoration and Redevelopment Authority

Physical Address - Suite 300, 3rd Floor, Angela Flores Building 243 Martyr Street, City of Hagåtña Guam 96910
Mailing Address - P.O. Box 2950 Hagåtña Guam 96932
Telephone - 671.475-4281



Chair Maria Eugenia Leon Guerrero
Vice-Chair Patricia Ann P. Ada
Commissioner Mayor John E. Cruz
Commissioner Gregory D. Perez
Commissioner Rita T. Franquez
Commissioner Nick Keswani
Commissioner Eduardo J. Calvo
Commissioner Carlos Madrid Alvarez-Piñer, PhD
Executive Director Lasia Casil



Joe Linares Jr to ED on
Sankon 10/16/2019
The Honorable Lourdes A. Leon Guerrero
Governor of Guam
The Honorable Joshua F. Tenorio
Lieutenant Governor of Guam



MEMORANDUM TO Lasia Casil, Executive Director, Hagåtña Restoration and Redevelopment Authority, Government of Guam

SUBJECT: Review of Contractor Matrix Design Group Work Status for May 18, 2018 to October 31, 2018

Hafa ádai Executive Director Casil;

Provided for your perusal is a status review of the contract between Matrix Design Group, LLC and GEDA, consummated September 14, 2014 to provide an Hagåtña Masterplan and its supporting documents for the Hagåtña Restoration and Redevelopment Authority in accordance with the HRRA-GEDA MOU. Since then, HRRA had requested GEDA extend Tasks Order 1 due to extenuating circumstances beyond the contractor's control and at no cost to the government. To date, the extension was granted three (3) times. In addition, the HRRA Board task Matrix Design Group to conduct an additional island-wide public outreach prior to final draft of the masterplan submission to HRRA. This request was an amendment to the original task order.

Task Order 1 provides that Matrix Design Group would provide in eight (8) phases documents for the Hagåtña Master Plan. Those phases are:

PHASE	DESCRIPTION	STATUS	PERCENTAGE
1	Update Phase 1 Research Report	Completed – Map Atlas dated June 2015	100%
2	Update Alternative Plans	Completed	100%
3	Update Land Use Plan	Completed – Hagåtña Masterplan dated August 2018	100%
4	Establish Zoning Codes	Completed – Zoning Code (final draft) (pending HRRA Board approval)	100%
5	Establish Design Guidelines	Completed – Hagåtña Design Guidelines November 2017	100%
6	Develop Implementation Plan	Completed – Whitepaper on Funding and Financing; Recommended Projects, Cost, & Revenues	100%
7	Provide for Hagåtña River Flood Feasibility Evaluation Report	Pending Tasks 7.3 to 7.7	30%
8	Provide for a Sustainment & Operations Approach to Masterplan & Governance	Completed – Organizational Whitepaper; City of Hagatna Enabling Law (draft), May 2018; & Mayoral alternatives	100%
Amend 2	Additional Public Engagement Activities	Completed	100%

Suite 511, ITC Building, 590 South Marine Corps Drive, Tamuning, Guam 96913

Mailing Address: P.O. Box 2950 Hagåtña Guam 96932

Office: 1-671-647-4222

MEMO TO Lasia Casil, Executive Director, HRRRA
SUBJECT: Review of Contractor Matrix Design Group Work Status
Page 2

Moreover, the HRRRA Board Commissioners met only three (3) times on calendar year 2018 due to lack of quorum and the 2018 election cycle. This made it difficult for the HRRRA Board of Commissioners to approve the public draft of the following:


1. Zoning Code (final draft) – work in progress pending ex-officio comments
2. Hagatna Organizational Structure Whitepaper
3. City of Hagatna draft Enabling Legislation
4. Recommended Project Planning Sheet Costs and Revenues
5. Hagatna Funding and Financing Whitepaper

Therefore, I have reviewed Invoice Number 25064 covering May 18, 2018 to October 31, 2018 and provide the following:

1. Task Order 1 has been completed in its entirety except for Phase 7.
2. In 2018, the HRRRA Chair requested that Matrix Design Group provide a cost estimate and time period should HRRRA choose to update the Hagatna River Flood Management Feasibility Study with the U.S. Army Corps of Engineers becoming a permitting agency.
3. Approximately 95% of Task Order 1 is completed awaiting the completion of Phase 7.
4. HRRRA had requested that the ex-officio Board members and other agencies review and provide guidance, however, this action was delayed due to various agency responses submitted late.
5. This Invoice and Status Update requires HRRRA Board approval.
6. The total project cost of \$844,732.00 plus an amendment to Tasks Order 1 for public outreach totals \$997,572.00.

Should you have any concerns or comments, please feel free to contact me at joseph.santos@hrra.guam.gov or 787-8808.

Si Yu'os Ma'åse,



JOSEPH C. SANTOS
Planning Staff,

Hagåtña Restoration and Redevelopment Authority

DATE: February 13, 2019
INVOICE NUMBER: 25064
PROJECT NAME: Task Order 001 Hagatna Master Plan
PROJECT MANAGER: Celeste Werner
PROJECT NUMBER: 14.761.001.000
JOB TYPE: Lump Sum
DOLLAR LIMIT: \$997,572.00
REFERENCE #:

Guam Economic Development Authority
590 S. Marine Corps Dr
Suite 511, ITC Bldg
Tamuning, GU 96931

DESCRIPTION	Contract Amount	% Complete	Previously Billed	TOTAL THIS INVOICE
Phase 1 Update Phase 1 Research Report	147,064.00	100%	147,064.00	0.00
Phase 2 Update Alternative Plans	108,844.00	100%	108,844.00	0.00
Phase 3 Update Land Use Plan	87,867.00	100%	87,867.00	0.00
Phase 4 Establish Zoning Codes	86,567.00	100%	77,910.30	8,656.70
Phase 5 Establish Design Guidelines	85,617.00	100%	85,617.00	0.00
Phase 6 Develop Implementation Plan	140,906.00	100%	35,226.50	105,679.50
Phase 7 Hagatna River Flood Feasibility Evaluation	73,107.00	30%	21,932.10	0.00
Phase 8 Addition Sustainment & Operations Approach	75,820.00	100%	37,910.00	37,910.00
Project Management / Printing / Misc Materials	38,940.00	100%	33,099.00	5,841.00
Amend 2 Additional Engagement Activities	152,840.00	100%	114,630.00	38,210.00
TOTALS	\$997,572.00	95%	\$750,099.90	\$196,297.20
Total this Invoice				\$196,297.20

OUTSTANDING INVOICES

	Invoice Number	Amount
31-60 Days		
61-90 Days		
90+ Days		

If you have recently sent payment, please disregard this notice. Thank you.

Remit to: Matrix Design Group, Inc. 2435 Research Parkway, Ste 300, Colorado Springs, CO 80920
Phone: 719.575.0100 Fax: 719.575.0208

**Government of Guam
Hagåtña Master Plan (Task Order No. 1)
PROGRESS REPORT**

TO: Hagåtña Restoration and Redevelopment Authority (HRRA) /
Guam Economic Development Authority (GEDA)

CONTRACTOR: Matrix Design Group, Inc.

TITLE: Hagåtña Master Plan (Task Order No. 1)

PERIOD COVERED: May 19, 2018 through October 31, 2018

PROJECT MANAGER: Celeste Werner, 671.777.1676 or 602.288.8344

OVERVIEW

The following text describes the activities performed May 19, 2018 through October 31, 2018 on the Hagåtña Master Plan Task Order. Only Phases in which activity occurred during the reporting period are addressed.

The statements and conclusions in this report are those of the Contractor and not necessarily those of HRRA or GEDA. The mention of commercial products, their source, or their use in connection with material reported herein is not to be construed as actual or implied endorsement of such products.

ACTIVITIES PERFORMED

The following provides a summary of activities performed during this reporting period. This summary is organized based on the tasks specified in the approved Scope of Work for this Task Order.

PHASE 1 Update the Phase 1 Research Report (100% Complete). Completed previously

- ✓ **Task 1.1 Kick-off Meeting (100%)..... Completed previously**
- ✓ **Task 1.2 Public Participation Program (100%) Completed previously**
- ✓ **Task 1.3 Data Collection (100%) Completed previously**
- ✓ **Task 1.4 Base Mapping (100%)..... Completed previously**
- ✓ **Task 1.5 Development Constraints and Opportunities (100%) Completed previously**
- ✓ **Task 1.6 Summary Report – Key Issues, Opportunities
and Constraints (100%)..... Completed previously**

PHASE 2 Update Alternative Plans (100% Complete) Completed previously

- ✓ **Task 2.1 Facility Scoping (100%) Completed previously**
- ✓ **Task 2.2 Technical Memorandum (100%) Completed previously**
- ✓ **Task 2.3 Market Study (100%)..... Completed previously**
- ✓ **Task 2.4 Draft Technical Memorandum (100%)..... Completed previously**

- ✓ Task 2.5 Alternative Plans Charrette (100%) Completed previously
- ✓ Task 2.6 Review and Update of Alternative Plans (100%) Completed previously
- ✓ Task 2.7 Public Involvement of Alternatives Updates (100%). Completed previously
- ✓ Task 2.8 HRR Board Presentation (100%) Completed previously

PHASE 3 Update the Land Use Plan (100% Complete) Completed Previously

- ✓ Task 3.1 Administrative Draft Hagåtña Master Plan (100%).... Completed previously
- ✓ Task 3.2 Analysis of Economic Impact of Recommendations (100%) Completed previously
- ✓ Task 3.3 Analysis of Impediments to Revitalization (100%) ... Completed previously
- ✓ Task 3.4 Draft Hagåtña Master Plan (100%) Completed previously
- ✓ Task 3.4a Master Plan Preliminary Summary Brochure and Video Flyover (100%) Completed previously
- ✓ Task 3.5 Legislative Presentation (100%) Completed previously
- ✓ Task 3.6 Final Hagåtña Master Plan (100%) Completed previously
The HRR Board approved the Final Hagåtña Master Plan at their meeting on November 28, 2017.

PHASE 4 Establish a Zoning Code for Hagåtña (100% Complete) Complete

- ✓ Task 4.1 Draft Zoning Code (100%) Completed Previously
- ✓ Task 4.2 Legislative Presentation (100%) Complete
- ✓ Task 4.3 Final Zoning Code (100%) Complete

PHASE 5 Establish Design Guidelines and Regulations (100% Complete) Completed Previously

- ✓ Task 5.1 Draft Design Guidelines (100%) Completed Previously
- ✓ Task 5.2 Final Design Guidelines (100%) Completed Previously

PHASE 6 Develop an Implementation Schedule (100% Complete) Complete

- ✓ Task 6.1 Administrative Draft Hagåtña Implementation Plan (100%) Complete
- ✓ Task 6.2 Draft Hagåtña Implementation Plan (100%) Complete
- ✓ Task 6.3 Final Presentation (100%) Complete

PHASE 7 Hagåtña River Flood Protection (30% Complete) In Progress

- ☐ **Task 7.1 Data Collection (80% Complete) In Progress**
No actions during this reporting period pending direction from HRR.
- ☐ **Task 7.2 Stakeholder Interviews (80% Complete) In Progress**
Additional coordination and interviews were completed.
- ☐ **Task 7.3 Confirm Improvement Performance (50% Complete)..... In Progress**
No actions during this reporting period pending direction from HRR.
- ☐ **Task 7.4 Confirm CostsFuture Task**
- ☐ **Task 7.5 Feasibility StudyFuture Task**
- ☐ **Task 7.6 On-Going Coordination and Meetings (30% Complete) In Progress**

PHASE 8 Additional Sustainment & Operations Approach (100% Complete) ...Complete

- ✓ **Task 8.1 Define Roles and Responsibilities Today (100%) Completed Previously**
- ✓ **Task 8.2 Whitepaper on Organizational Options (100%).....Complete**
- ✓ **Task 8.3 Whitepaper on Funding/Financing (100%)Complete**
- ✓ **Task 8.4 Presentation to GEDA and HRR Board (100%).....Complete**
- ✓ **Task 8.5 Geographic Definition (100%)..... Completed Previously**
- ✓ **Task 8.6 Legal Authorizations (100%).....Complete**
- ✓ **Task 8.7 Staffing Plan (100%).....Complete**
- ✓ **Task 8.8 Financing Plan (100%).....Complete**
- ✓ **Task 8.9 Plan of Action (100%)Complete**

AMENDMENT NO. 2 - Additional Engagement Activities (100% Complete)Complete

- ✓ **Public Workshop on Draft Hagåtña Master Plan (100%)..... Completed Previously**
- ✓ **Legislative Working Sessions (100%) Completed Previously**

DELIVERABLES SUBMITTED DURING THIS REPORTING PERIOD

- Final deliverable of Hagåtña video flyover (Task 3.4a)
- Final Hagåtña Master Plan (Task 3.5)
- Final Zoning Code (Task 4.1)
- Final Design Guidelines (Task 5.1)
- Whitepaper on Organizational Options (Task 8.2)
- Whitepaper on Funding/Financing (Task 8.3)
- Presentation to GEDA and HRRB Board (Task 8.4)
- City of Hagåtña Enabling Legislation (Task 8.6)
- Staffing Plan (Task 8.7)
- Financing Plan (Task 8.8)
- Plan of Action (Task 8.9)

ISSUES ENCOUNTERED

Matrix prepared for and purchased flights to present the Final Hagåtña Master Plan at the Legislature Public Hearing and days before our flight we were informed the Legislature cancelled the Public Hearing. We then paid the change fee and rescheduled our flight to present at the Legislature Public Hearing. While we were on Guam the Legislature cancelled the Public Hearing. In lieu of not being able to present at the Public Hearing we held one more presentation and discussed next steps with the HRRB Board. We prepped Joe Santos on what and how to present the PowerPoint when the Legislature did hold the Public Hearing. We also met with several GovGuam departments and informed them what their role would be in next steps for implementation. The HRRB Board concluded that we met the scope since we went above and beyond the scope and that the meeting was cancelled by the Legislature since it was out of our hands.



Chairman John T. Calvo
Vice-Chair Zenon E. Belanger, P.E.
Treasurer Gregory D. Perez
Commissioner Mayor John E. Cruz
Commissioner Mary Michelle Gibson
Executive Director Johnny G. Sablan

The Honorable Eddie Baza Calvo
Governor of Guam

The Honorable Raymond Tenorio
Lieutenant Governor of Guam



November 13, 2018

MEMORANDUM TO Mr. Jay Rojas, Administrator, Guam Economic and Development
Authority, Government of Guam

SUBJECT: Approval of Matrix Design Group, Inc., Invoice Number 22736

Request that Matrix Design Group, Inc., Invoice Number 22736 attached be paid out in the
amount of \$223,086.15.

Should you have any concerns or comments, please feel free to contact HRRA Planning
Staff Joseph C. Santos at joseph.santos@hrra.guam.gov or 787-8808.

Kon Respetu,

A handwritten signature in black ink, appearing to read 'Johnny G. Sablan', written over a horizontal line.

JOHNNY G. SABLÁN
Executive Director
Hagåtña Restoration and Redevelopment Authority



Chairman John T. Calvo
Vice-Chair Zenon E. Belanger, P.E.
Treasurer Gregory D. Perez
Commissioner Mayor John E. Cruz
Commissioner Mary Michelle Gibson
Executive Director Johnny G. Sablan

The Honorable Eddie Baza Calvo
Governor of Guam

The Honorable Raymond Tenorio
Lieutenant Governor of Guam



November 13, 2018

MEMORANDUM TO Johnny G. Sablan, Executive Director, Hagåtña Restoration and Redevelopment Authority, Government of Guam

SUBJECT: Review of Contractor Matrix Design Group Work Status

The contract between Matrix and GEDA was consummated September 14, 2014 to provide a Hagåtña Masterplan and supporting documents for the Hagåtña Restoration and Redevelopment Authority and has had three (3) extensions due to extenuating circumstances beyond the contractor's control. The contract provides that Matrix Design Group, Inc., would provide in eight (8) phases documents for the Hagåtña Master Plan. Those phases are:

PHASE	DESCRIPTION	STATUS	PERCENTAGE
1	Update Phase 1 Research Report	Completed	100%
2	Update Alternative Plans	Completed	100%
3	Update Land Use Plan	Completed	100%
4	Establish Zoning Codes	Pending Legislative Hearing Task 4.2	90%
5	Establish Design Guidelines	Completed	100%
6	Develop Implementation Plan	Pending Plan & final presentation Tasks 6.2 & 6.3	25%
7	Provide for Hagåtña River Flood Feasibility Evaluation Report	Pending Tasks 7.3; 7.4 & 7.5	30%
8	Provide for a Sustainment & Operations Approach to Masterplan & Governance	Pending	50%
Amend 2	Additional Public Engagement Activities	Pending Legislative Work Session	75%

Physical Address - Suite 104, 1st Floor, Terlaje Professional Building 194 Hernan Cortez Avenue City of Hagåtña Guam 96910
Mailing Address - P.O. Box 2950 Hagåtña Guam 96932
Telephone - 671.475-4281

November 13, 2018

MEMO TO Johnny G. Sablan, Executive Director, HRRRA

SUBJECT: Review of Contractor Matrix Design Group Work Status

Page 2

Therefore, I have reviewed Invoice Number 22736 covering October 1, 2017 to May 18, 2018 and provide the following:

Phases 1, 2, 3, & 5 are completed in its entirety with the remaining Phase pending full tasks completion. The total project cost of \$844,732.00 plus an amendment to Tasks 1 for public outreach totals \$997,572.00. Approximately 80% of the Task Order 1 is completed pending the remaining Phases 6, 7, & 8.

Recommend that Matrix Design Group, Inc., be compensated the invoice amount of \$223,086.15.

Should you have any concerns or comments, please feel free to contact me at joseph.santos@hrra.guam.gov or 787-8808.

Si Yu'os Ma'åse,



JOSEPH C. SANTOS

Planning Staff,

Hagåtña Restoration and Redevelopment Authority

Physical Address	- Suite 104, 1 st Floor, Terlaje Professional Building 194 Hernan Cortez Avenue City of Hagåtña Guam 96910
Mailing Address	- P.O. Box 2950 Hagåtña Guam 96932
Telephone	- 671.475-4281

DATE: May 25, 2018
INVOICE NUMBER: 22736
PROJECT NAME: Task Order 00 Hagatna Master Plan
PROJECT MANAGER: Celeste Werner
PROJECT NUMBER: 14.761.001.000
JOB TYPE: Lump Sum
DOLLAR LIMIT: \$997,572.00
REFERENCE #:

Guam Economic Development Authority
590 S. Marine Corps Dr
Suite 511, ITC Bldg
Tamuning, GU 96931

DESCRIPTION	Contract Amount	% Complete	Previously Billed	TOTAL THIS INVOICE
Phase 1 Update Phase 1 Research Report	147,064.00	100%	147,064.00	0.00
Phase 2 Update Alternative Plans	108,844.00	100%	108,844.00	0.00
Phase 3 Update Land Use Plan	87,867.00	100%	74,686.95	13,180.05
Phase 4 Establish Zoning Codes	86,567.00	90%	64,925.25	12,985.05
Phase 5 Establish Design Guidelines	85,617.00	100%	72,774.45	12,842.55
Phase 6 Develop Implementation Plan	140,906.00	25%	0.00	35,226.50
Phase 7 Hagatna River Flood Feasibility Evaluation	73,107.00	30%	21,932.10	0.00
Phase 8 Addition Sustainment & Operations Approach	75,820.00	50%	7,582.00	30,328.00
Project Management / Printing / Misc Materials	38,940.00	85%	29,205.00	3,894.00
Amend 2 Additional Engagement Activities	152,840.00	75%	0.00	114,630.00
TOTALS	\$997,572.00	75%	\$527,013.75	\$223,086.15
Total this Invoice				\$223,086.15

OUTSTANDING INVOICES

	Invoice Number	Amount
31-60 Days		
61-90 Days		
90+ Days		

If you have recently sent payment, please disregard this notice. Thank you

Remit to: Matrix Design Group, Inc. 2435 Research Parkway, Ste 300, Colorado Springs, CO 80920
Phone: 719.575.0100 Fax: 719.575.0208

**Government of Guam
Hagåtña Master Plan (Task Order No. 1)
PROGRESS REPORT**

TO: Hagåtña Restoration and Redevelopment Authority (HRRA) /
Guam Economic Development Authority (GEDA)

CONTRACTOR: Matrix Design Group, Inc.

TITLE: Hagåtña Master Plan (Task Order No. 1)

PERIOD COVERED: Progress October 1, 2017 through May 18, 2018

PROJECT MANAGER: Celeste Werner, 671.777.1676 or 602.288.8344

OVERVIEW

The following text describes the activities performed October 1, 2017 through May 18, 2018 on the Hagåtña Master Plan Task Order. Only Phases in which activity occurred during the reporting period are addressed.

The statements and conclusions in this report are those of the Contractor and not necessarily those of HRRA or GEDA. The mention of commercial products, their source, or their use in connection with material reported herein is not to be construed as actual or implied endorsement of such products.

ACTIVITIES PERFORMED

The following provides a summary of activities performed during this reporting period. This summary is organized based on the tasks specified in the approved Scope of Work for this Task Order.

PHASE 1 Update the Phase 1 Research Report (100% Complete). Completed previously

- ✓ Task 1.1 Kick-off Meeting (100%)..... Completed previously
- ✓ Task 1.2 Public Participation Program (100%) Completed previously
- ✓ Task 1.3 Data Collection (100%) Completed previously
- ✓ Task 1.4 Base Mapping (100%) Completed previously
- ✓ Task 1.5 Development Constraints and Opportunities (100%) Completed previously
- ✓ Task 1.6 Summary Report – Key Issues, Opportunities
and Constraints (100%) Completed previously

PHASE 2 Update Alternative Plans (100% Complete) Completed previously

- ✓ Task 2.1 Facility Scoping (100%)..... Completed previously
- ✓ Task 2.2 Technical Memorandum (100%) Completed previously
- ✓ Task 2.3 Market Study (100%) Completed previously
- ✓ Task 2.4 Draft Technical Memorandum (100%) Completed previously

- ✓ Task 2.5 Alternative Plans Charrette (100%) Completed previously
- ✓ Task 2.6 Review and Update of Alternative Plans (100%) Completed previously
- ✓ Task 2.7 Public Involvement of Alternatives Updates (100%). Completed previously
- ✓ Task 2.8 HRRA Board Presentation (100%) Completed previously

PHASE 3 Update the Land Use Plan (100% Complete) Completed this Period

- ✓ Task 3.1 Administrative Draft Hagåtña Master Plan (100%).... Completed previously
- ✓ Task 3.2 Analysis of Economic Impact of Recommendations (100% complete) Completed previously
- ✓ Task 3.3 Analysis of Impediments to Revitalization (100%) ... Completed previously
- ✓ Task 3.4 Draft Hagåtña Master Plan (100%)..... Completed previously
- ✓ Task 3.4a Master Plan Preliminary Summary Brochure and Video Flyover (100%) Completed previously
- ☐ Task 3.5 Legislative Hearings Future Task
This will occur in conjunction with presentation of all final documents to the Legislature at a later date.
- ✓ Task 3.6 Final Hagåtña Master Plan (100%)..... Completed this Period
The HRRA Board approved the Final Hagåtña Master Plan at their meeting on November 28, 2017.

PHASE 4 Establish a Zoning Code for Hagåtña (90% Complete)..... In Progress

- ☐ Task 4.1 Draft Zoning Code (100%) Complete this Period
Based on comments provided on the Master Plan and in discussions with HRRA staff concerning the content and structure of the Zoning Code, Matrix revised the work in progress version and provided an updated internal version to HRRA staff for review and comment. The revised Zoning Code was submitted to HRRA for review on January 4, 2018, and comments were requested back by January 11, 2018. No additional comments were received. Matrix will submit the Draft Final Zoning Code to HRRA for a final round of review. Following final review, appropriate revisions will be made to produce the Final.
- ☐ Task 4.2 Legislative Hearings Future Task
- ☐ Task 4.3 Final Zoning Code Future Task

PHASE 5 Establish Design Guidelines and Regulations (100% Complete) Completed this Period

- ✓ Task 5.1 Draft Design Guidelines (100%)..... Completed previously

- ✓ **Task 5.2 Final Design Guidelines (100%)..... Completed this Period**
During this period, Matrix received some comments on revisions to include in the final Design Guidelines. Matrix completed these and provided a draft final Design Guidelines document to HRRRA for final review. The HRRRA Board approved the Final Hagåtña Master Plan at their meeting on November 28, 2017.

PHASE 6 Develop an Implementation Schedule (25% Complete)..... In Progress

- ☐ **Task 6.1 Administrative Draft Hagåtña Implementation Plan In Progress**
As part of the Master Plan, Matrix is developing up to 30 project sheets for selected projects identified in the Master Plan and through discussion with HRRRA. These project sheets will be a major component of the Implementation Plan and will have details about what each project will entail and how it will be implemented.
- ☐ **Task 6.2 Draft Hagåtña Implementation Plan In Progress**
- ☐ **Task 6.3 Final Presentation Future Task**

PHASE 7 Hagåtña River Flood Protection (30% Complete)..... In Progress

- ☐ **Task 7.1 Data Collection (80% Complete) In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 7.2 Stakeholder Interviews (80% Complete) In Progress**
Additional coordination and interviews were completed.
- ☐ **Task 7.3 Confirm Improvement Performance (50% Complete)..... In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 7.4 Confirm Costs Future Task**
- ☐ **Task 7.5 Feasibility Study Future Task**
- ☐ **Task 7.6 On-Going Coordination and Meetings (30% Complete) In Progress**
Continued project coordination with ACOE, GWA and DPW was continued as needed to address proposed approaches, project and channel improvements, and expected project costs and timing.

PHASE 8 Hagåtña Restoration Organizational / Financial Construct (50% Complete) In Progress

- ✓ **Task 8.1 Define Roles and Responsibilities Today (100% Complete)..... Completed this Period**
This was incorporated into the Whitepaper on Organizational Options (see Task 8.2)

- ☐ **Task 8.2 Whitepaper on Organizational Options (75% Complete)..... In Progress**
Matrix developed a draft organizational whitepaper that identifies and evaluates different alternatives relative to governance structure, analyzes best practices and uses a case study to identify the appropriate governance model for the proposed City of Hagåtña. Research was done on other cities that have undergone this process, and Fort Myers Beach, Florida was used as a case study to identify best practices that can be incorporated into Hagåtña's process. This whitepaper provides alternatives for governance structures for the City of Hagåtña to be considered prior to establishment of the City. This whitepaper was submitted to HRRRA staff for review and comment on May 10, 2018.
- ☐ **Task 8.3 Whitepaper on Funding/Financing (25% Complete)..... In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 8.4 Presentation to GEDA and HRRRA Board Future Task**
- ☐ **Task 8.5 Geographic Definition (100% Complete)..... Completed this Period**
Following the preparation of the Draft Master Plan and Draft Zoning Ordinance, it was determined that there will not be a need for geographic differences.
- ☐ **Task 8.6 Legal Authorizations (75% Complete)..... In Progress**
Matrix is in the process of developing draft legislation to amend numerous sections of existing Guam Law to develop and add new legislation to create municipal government in the proposed City of Hagåtña. This has involved reviewing existing Guam Law sections and making track change revisions that will be discussed with HRRRA to determine the appropriate path forward to the Legislature. A working draft legislation was submitted to HRRRA staff for review and comment on May 10, 2018.
- ☐ **Task 8.7 Staffing Plan (25% Complete)..... In Progress**
During Matrix's site visit in November 2017, Matrix discussed with HRRRA staff on the functions and needs of staff.
- ☐ **Task 8.8 Financing Plan Future Task**
- ☐ **Task 8.9 Plan of Action Future Task**

AMENDMENT NO. 2 - Additional Engagement Activities (75% Complete) In Progress

- ✓ **Public Workshop on Draft Hagåtña Master Plan Completed this period**
Matrix, in coordination with HRRRA, held a public open house workshop on November 29, 2017 from 6:00 to 9:00 pm at the Guam Museum. The purpose of the workshop was to present elements of the draft Master Plan and associated documents to the public and get their input. This included large format displays of maps and elements of the Master Plan and graphics, and a looping video flythrough of a future vision for Hagåtña with the projects from the Master Plan shown as they could be built. The video flythrough provided a detailed rendered vision of several key projects and locations in Hagåtña such as the Riverwalk, Hagåtña Government Complex, and enhanced Marina. Attendees were encouraged to provide comments via comment cards.

The public open house was advertised through a variety of methods. Matrix created a 30-second radio ad that was aired a total of 60 times on 194 FM and / or ISLA 63 AM. Matrix created newspaper ads that were printed in PDN and The Post newspapers, as well as flyer inserts that were printed with PDN newspapers. A television news segment was aired the Monday before the open house on KUAM News Extra. Matrix provided graphics and text to the Governor's Office Communications Director to post to GovGuam social media accounts. Matrix also advertised the workshop on the project website www.hagatnamasterplan.com. Lastly, Matrix sent out e-mail blasts to relevant GovGuam agencies who have been involved in the process and also to emails of the public who signed up either through the project website or at the first public open house.

☐ **Legislative Working Sessions**Future Task

DELIVERABLES SUBMITTED DURING THIS REPORTING PERIOD

- Multiple versions of Hagåtña video flyover, including final deliverable (Task 3.4a)
- Final Draft Hagåtña Master Plan (Task 3.5)
- Final Administrative Draft Zoning Code (Task 4.1)
- Final Draft Design Guidelines (Task 5.1)
- Working Draft Whitepaper on Organizational Options (Task 8.2)
- Working Draft City of Hagåtña Enabling Legislation (Task 8.6)
- Public Workshop on Draft Master Plan (Amendment #2)

ISSUES ENCOUNTERED

- There was a delay in receiving comments from HRRA staff on the Draft Zoning Code and Draft Design Guidelines, which pushed back the timeline for completing and submitting the Final Administrative Draft version of the Zoning Code and Final Draft of the Design Guidelines.



Chairman John T. Calvo
Vice-Chair Zenon E. Belanger, P.E.
Treasurer Gregory D. Perez
Commissioner Mayor John E. Cruz
Commissioner Mary Michelle Gibson
Executive Director Johnny G. Sablan

The Honorable Eddie Baza Calvo
Governor of Guam

The Honorable Raymond Tenorio
Lieutenant Governor of Guam



March 9, 2018

MEMORANDUM TO Mr. Jay Rojas, Administrator, Guam Economic and Development
Authority, Government of Guam

SUBJECT: Approval of Matrix Design Group, Inc. Invoice Number 21550

Request that Matrix Design Group, Inc., Invoice Number 21550 be compensated in the
amount of \$55,668.05 (Attached).

Should you have any concerns or comments, please feel free to contact myself at my office
or Planning Staff Joseph C. Santos at email joseph.santos@hrra.guam.gov or 787-8808.

Si Yu'os Ma'ase,

A handwritten signature in black ink, appearing to read 'J. Sablan', is written over the printed name and title.

JOHNNY G. SABLÁN
Executive Director,
Hagåtña Restoration and Redevelopment Authority

Cc:
Chairman, HRRRA
File



Chairman John T. Calvo
Vice-Chair Zenon E. Belanger, P.E.
Treasurer Gregory D. Perez
Commissioner Mayor John E. Cruz
Commissioner Mary Michelle Gibson
Executive Director Johnny G. Sablan

The Honorable Eddie Baza Calvo
Governor of Guam

The Honorable Raymond Tenorio
Lieutenant Governor of Guam



March 9, 2018

MEMORANDUM TO Johnny G. Sablan, Executive Director, Hagatna Restoration and Redevelopment Authority, Government of Guam

SUBJECT: Review of Contractor Matrix Design Group Work Status

The contract between Matrix and GEDA was consummated September 14, 2014 to provide a Hagåtña Masterplan and supporting documents for the Hagåtña Restoration and Redevelopment Authority and has had two (2) extension due to extenuating circumstances beyond the contractor's control. The contract provides that Matrix Design Group, Inc., would provide in eight (8) phases. Those phases are:

- Phase 1 – Update Phase 1 Research Report
- Phase 2 – Update Alternative Plans for the Hagåtña Masterplan
- Phase 3 – Update the Guam Land Use Plan
- Phase 4 – Establish Zoning Codes
- Phase 5 – Establish Design Guidelines
- Phase 6 – Develop Implementation Plan
- Phase 7 – Provide for River Flood Feasibility Evaluation Report
- Phase 8 – Provide for Additional Sustainment and Operations Approach

Therefore, I have reviewed the Invoice Number 21550 covering until September 30, 2017 and provide the following:

Phases 1 & 2 are complete in its entirety and HRRA has the Updated Phase 1 Research Report and the Updated Alternative Plans for the Hagåtña Masterplan. Phases 3 through 5 are approximately or close to 85% complete while Phases 5 to 8 are currently being worked on between HRRA Staff and Matrix Staff.

The total project cost of \$844,732.00 of which 62% have been paid out to Matrix in the amount of 471,345.70. As a matter of record, \$200,000.00 of the \$844,732.00 is HRRA portion while \$644,732.00 is GEDA share of the total contract cost.

Physical Address	- Suite 104, 1 st Floor, Terlaje Professional Building 194 Hernan Cortez Avenue City of Hagåtña Guam 96910
Mailing Address	- P.O. Box 2950 Hagåtña Guam 96932
Telephone	- 671.475-4281

March 9, 2018

MEMO TO Johnny G. Sablan, Executive Director, HRRRA

SUBJECT: Review of Contractor Matrix Design Group Work Status

Page 2

Additional, the HRRRA Board of Commissioners had recommended that Matrix have another outreach and public town meeting on the final masterplan held on November 28, 2017 and granted another time extension to Matrix Design Group, Inc., to complete all the remaining phases including packaging the Hagåtña Masterplan for the Governor's review and transmittal to the Guam Legislature.

Recommend that Matrix Design Group, Inc., be compensated the Invoice 21550 amount of \$55,668.05.

Should you have any concerns or comments, please feel free to contact myself at email joseph.santos@hrra.guam.gov or 787-8808.

Si Yu'os Ma'åse,



JOSEPH C. SANTOS

Planning Staff,

Hagåtña Restoration and Redevelopment Authority

Physical Address
Mailing Address
Telephone

- Suite 104, 1st Floor, Terfaje Professional Building 194 Hernan Cortez Avenue City of Hagåtña Guam 96910
- P.O. Box 2950 Hagåtña Guam 96932
- 671.475-4281

DATE: October 18, 2017
INVOICE NUMBER: 21550
PROJECT NAME: Task Order 001 Hagatna Master Plan
PROJECT MANAGER: Celeste Werner
PROJECT NUMBER: 14.761.001.000
JOB TYPE: Lump Sum
DOLLAR LIMIT: \$844,732.00
REFERENCE #:

Guam Economic Development Authority
590 S. Marine Corps Dr
Suite 511, ITC Bldg
Tamuning, GU 96931

DESCRIPTION	Contract Amount	% Complete	Previously Billed	TOTAL THIS INVOICE
Phase 1 Update Phase 1 Research Report	147,064.00	100%	147,064.00	0.00
Phase 2 Update Alternative Plans	108,844.00	100%	97,959.60	10,884.40
Phase 3 Update Land Use Plan	87,867.00	85%	65,900.25	8,786.70
Phase 4 Establish Zoning Codes	86,567.00	75%	47,611.85	17,313.40
Phase 5 Establish Design Guidelines	85,617.00	85%	59,931.90	12,842.55
Phase 6 Develop Implementation Plan	140,906.00	0%	0.00	0.00
Phase 7 Hagatna River Flood Feasibility Evaluation	73,107.00	30%	21,932.10	0.00
Phase 8 Addition Sustainment & Operations Approach	75,820.00	10%	7,582.00	0.00
Project Management / Printing / Misc Materials	38,940.00	75%	23,364.00	5,841.00
TOTALS	\$844,732.00	62%	\$471,345.70	\$55,668.05
Total this Invoice				\$55,668.05

OUTSTANDING INVOICES

	Invoice Number	Amount
31-60 Days		
61-90 Days		
90+ Days		

Please note, if you have recently sent payment, please disregard this notice. Thank you.

Remit to: Matrix Design Group, Inc. 2435 Research Parkway, Ste 300, Colorado Springs, CO 80920
Phone: 719.575.0100 Fax: 719.575.0208

**Government of Guam
Hagåtña Master Plan (Task Order No. 1)
PROGRESS REPORT**

TO: Hagåtña Restoration and Redevelopment Authority (HRRA) /
Guam Economic Development Authority (GEDA)

CONTRACTOR: Matrix Design Group, Inc.

TITLE: Hagåtña Master Plan (Task Order No. 1)

PERIOD COVERED: Progress August 1, 2016 through September 30, 2017

PROJECT MANAGER: Celeste Werner, 671.777.1676 or 602.288.8344

OVERVIEW

The following text describes the activities performed August 1, 2016 through September 30, 2017 on the Hagåtña Master Plan Task Order. Only Phases in which activity occurred during the reporting period are addressed.

The statements and conclusions in this report are those of the Contractor and not necessarily those of HRRA or GEDA. The mention of commercial products, their source, or their use in connection with material reported herein is not to be construed as actual or implied endorsement of such products.

ACTIVITIES PERFORMED

The following provides a summary of activities performed during this reporting period. This summary is organized based on the tasks specified in the approved Scope of Work for this Task Order.

PHASE 1 Update the Phase 1 Research Report (100% Complete) .Completed previously

- ✓ Task 1.1 Kick-off Meeting (100%)..... Completed previously
- ✓ Task 1.2 Public Participation Program (100%) Completed previously
- ✓ Task 1.3 Data Collection (100%) Completed previously
- ✓ Task 1.4 Base Mapping (100%)..... Completed previously
- ✓ Task 1.5 Development Constraints and Opportunities (100%) Completed previously
- ✓ Task 1.6 Summary Report – Key Issues, Opportunities
and Constraints (100%).....Completed previously

PHASE 2 Update Alternative Plans (100% Complete) Completed this period

- ✓ Task 2.1 Facility Scoping (100%) Completed previously
- ✓ Task 2.2 Technical Memorandum (100%) Completed previously
- ✓ Task 2.3 Market Study (100%).....Completed previously

- ✓ **Task 2.4 Draft Technical Memorandum (100%)..... Completed this period**
The Draft Technical Memorandum was finalized during this reporting period and will be included as an appendix to the Master Plan.
- ✓ **Task 2.5 Alternative Plans Charrette (100%) Completed previously**
- ✓ **Task 2.6 Review and Update of Alternative Plans (100%)..... Completed previously**
- ✓ **Task 2.7 Public Involvement of Alternatives Updates (100%). Completed previously**
- ✓ **Task 2.8 HRRR Board Presentation (100%)..... Completed previously**

PHASE 3 Update the Land Use Plan (85% Complete) In Progress

- ✓ **Task 3.1 Administrative Draft Hagåtña Master Plan (100%).... Completed previously**
- ☐ **Task 3.2 Analysis of Economic Impact of Recommendations (50% complete) In Progress**
Matrix is developing an Implementation Plan as part of the Draft Master Plan. As this Implementation Plan is being developed,
- ✓ **Task 3.3 Analysis of Impediments to Revitalization (100%).... Completed this period**
As the Draft Hagåtña Master Plan was being developed, assessment of impediments to revitalization were incorporated into the Master Plan as appropriate to describe areas where revitalization may be hindered due to factors such as geographic features, socioeconomic issues, and land use / land ownership factors.
- ✓ **Task 3.4 Draft Hagåtña Master Plan (100%)..... Completed this period**
Matrix received and addressed comments from HRRR and other stakeholders who reviewed the Administrative Draft Hagåtña Master Plan. These comments were incorporated into the document to prepare the Public Draft Hagåtña Master Plan, which was delivered to HRRR for public review and comment.
- ✓ **Task 3.4a Master Plan Preliminary Summary Brochure and Video Flyover (100%) Completed this period**
Matrix received and addressed comments from HRRR and other stakeholders on the Draft video flyover to produce a final video flyover. This included revising the Hagåtña SketchUp model that was used to create the video and performing rendering of the final video in Lumion software. The final video flyover was completed and provided to HRRR in conjunction with the Draft Hagåtña Master Plan (Task 3.5). This is intended to be a visual update on the Master Plan efforts to date and a look at the direction being taken.
- ☐ **Task 3.5 Legislative HearingsFuture Task**
- ☐ **Task 3.6 Final Hagåtña Master PlanFuture Task**

PHASE 4 Establish a Zoning Code for Hagåtña (75% Complete) In Progress

- ☐ **Task 4.1 Draft Zoning Code (90%) In Progress**
Based on comments provided on the Master Plan and in discussions with HRRRA staff concerning the content and structure of the Zoning Code, Matrix revised the work in progress version and provided an updated internal version to HRRRA staff for review and comment. Following final review, appropriate revisions will be made and the Public Draft will be provided.
- ☐ **Task 4.2 Legislative Hearings Future Task**
- ☐ **Task 4.3 Final Zoning Code Future Task**

PHASE 5 Establish Design Guidelines and Regulations (85% Complete) In Progress

- ☐ **Task 5.1 Draft Design Guidelines (100%) Completed this period**
Matrix received and addressed comments from HRRRA and other stakeholders on the Administrative Draft Design Guidelines. These comments were incorporated into the document to prepare the Public Draft Design Guidelines, which was delivered to HRRRA for public review and comment.
- ☐ **Task 5.2 Final Design Guidelines (20%) In Progress**
During this period, Matrix received some comments on revisions to include in the final Design Guidelines. As comments are provided, updates are being made.

PHASE 6 Develop and Implementation Schedule (0% Complete) Future Task

- ☐ **Task 6.1 Administrative Draft Hagåtña Implementation Plan Future Task**
- ☐ **Task 6.2 Draft Hagåtña Implementation Plan Future Task**
- ☐ **Task 6.3 Final Presentation Future Task**

PHASE 7 Hagåtña River Flood Protection (30% Complete) In Progress

- ☐ **Task 7.1 Data Collection (80% Complete) In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 7.2 Stakeholder Interviews (80% Complete) In Progress**
Additional coordination and interviews were completed.
- ☐ **Task 7.3 Confirm Improvement Performance (50% Complete) In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 7.4 Confirm Costs Future Task**

- ☐ **Task 7.5 Feasibility StudyFuture Task**
- ☐ **Task 7.6 On-Going Coordination and Meetings (30% Complete) In Progress**
Continued project coordination with ACOE, GWA and DPW was continued as needed to address proposed approaches, project and channel improvements, and expected project costs and timing.

PHASE 8 Hagåtña Restoration Organizational / Financial Construct (10% Complete) In Progress

- ☐ **Task 8.1 Define Roles and Responsibilities TodayFuture Task**
- ☐ **Task 8.2 Whitepaper on Organizational OptionsFuture Task**
- ☐ **Task 8.3 Whitepaper on Funding/Financing (25% Complete) In Progress**
No actions during this reporting period pending direction from HRRA.
- ☐ **Task 8.4 Presentation to GEDA and HRRA BoardFuture Task**
- ☐ **Task 8.5 Geographic DefinitionFuture Task**
- ☐ **Task 8.6 Legal AuthorizationsFuture Task**
- ☐ **Task 8.7 Staffing PlanFuture Task**
- ☐ **Task 8.8 Financing PlanFuture Task**
- ☐ **Task 8.9 Plan of ActionFuture Task**

DELIVERABLES SUBMITTED DURING THIS REPORTING PERIOD

- Multiple versions of Hagåtña video flyover, including final deliverable (Task 3.4a)
- Public Draft Hagåtña Master Plan (Task 3.5)
- Final Administrative Draft Zoning Code (Task 4.1)
- Public Draft Design Guidelines (Task 5.1)

ISSUES ENCOUNTERED


- Request was made in Summer of 2016 to add additional public outreach to contract. Contract amendment to cover this addition was received during Fall of 2017, resulting in delays getting to public and legislative review of the Master Plan and Design Guidelines.
- There was a delay in receiving comments from HRRA staff on the Draft Zoning Code and Draft Design Guidelines, which pushed back the timeline for completing and submitting the Final Administrative Draft version of the Zoning Code and Public Draft of the Design Guidelines.



2435 Research Parkway
Suite 300
Colorado Springs, CO 80920

DATE: July 8, 2014
INVOICE NUMBER: 1844
PROJECT NAME: Task Order 001 Hagatna Master Plan
PROJECT MANAGER: Celeste Wrenner
PROJECT NUMBER: 14.761.001.000
JOB TYPE: Lump Sum
DOLLAR LIMIT: \$844,732.00
REFERENCE #:

Guam Economic Development Authority
590 S. Marine Corps Dr
Suite 511, ITC Bldg
Tamuning, GU 96931

DESCRIPTION	Contract Amount	% Complete	Previously Billed	TOTAL THIS INVOICE
Phase 1 Update Phase 1 Research Report	147,064.00	100%	147,064.00	0.00
Phase 2 Update Alternative Plans	108,844.00	90%	76,190.80	21,768.80
Phase 3 Update Land Use Plan	87,867.00	75%	21,966.75	43,933.50
Phase 4 Establish Zoning Codes	86,567.00	55%	4,328.35	43,283.50
Phase 5 Establish Design Guidelines	85,617.00	70%	6,849.36	53,082.54
Phase 6 Develop Implementation Plan	140,906.00	0%	0.00	0.00
Phase 7 Hagatna River Flood Feasibility Evaluation	73,107.00	30%	18,276.75	3,655.35
Phase 8 Addition Sustainment & Operations Approach	75,820.00	10%	7,582.00	0.00
Project Management / Printing / Misc Materials	38,940.00	60%	15,576.00	7,788.00
<div> APPROVE FOR PAYMENT: JOHNNY G. SABLON EXECUTIVE DIRECTOR, HRRA</div>				
DATE:				
TOTALS	\$844,732.00	56%	\$297,834.01	\$173,511.69
Total this invoice				\$173,511.69

OUTSTANDING INVOICES

	Invoice Number	Amount
31-60 Days		
61-90 Days		
90+ Days		

Please note, if you have recently sent payment, please disregard this notice. Thank you.

Remit to: Matrix Design Group, Inc. 2435 Research Parkway, Ste 300, Colorado Springs, CO 80920
Phone: 719.575.0100 Fax: 719.575.0208



Chairman John T. Calvo
Vice-Chair Zenon E. Belanger, P.E.
Treasurer Gregory D. Perez
Commissioner Senator Rory J. Respicio
Commissioner Mayor John E. Cruz
Commissioner Rob S. Limtiaco
Executive Director Joseph Artero-Cameron

The Honorable Eddie Baza Calvo
Governor of Guam

The Honorable Raymond Tenorio
Lieutenant Governor of Guam



August 29, 2016

MEMORANDUM TO Mr. Joseph Artero-Cameron, Executive Director, Hagåtña Restoration and Redevelopment Authority, Government of Guam

SUBJECT: Review of Contractor Matrix Design Group Work Status for Matrix Invoice 18434 dated July 8, 2016

The contract between Matrix and GEDA was consummated September 14, 2014 to provide a masterplan for the City of Hagåtña along with its supporting documents for the Hagåtña Restoration and Redevelopment Authority. As discussed earlier Matrix personnel has been stonewalled or provided unsourced, unverified information necessary to complete or provide a quality masterplan document by our government of Guam agencies. The contract provides that Matrix Design Group, Inc., would provide the masterplan and supporting documents in eight (8) phases. Those phases are:

- Phase 1 – Update Phase 1 Research Report
- Phase 2 – Update Alternative Plans for the Hagåtña Masterplan
- Phase 3 – Update the Guam Land Use Plan
- Phase 4 – Establish Zoning Codes
- Phase 5 – Establish Design Guidelines
- Phase 6 – Develop Implementation Plan
- Phase 7 – Provide for River Flood Feasibility Evaluation Report
- Phase 8 – Provide for Additional Sustainment and Operations Approach

I have reviewed Invoice Number 18434 covering October 16, 2014 to July 31, 2016 and provide the following:

Phases 1 & 2 have been completed with HRRA in receipt of the Facility Scoping Memorandum, Technical Memorandum, Market Study, Alternative Plans all in draft format until accepted by the HRRA Board of Commissioners. Moreover, October 16 & 17 Public Open House Report has also been submitted during this invoice period. HRRA staff is currently working on the remaining phases of the Task Order 1. The total project cost for

Physical Address - Suite 104, 1st Floor, Tertaje Professional Building 194 Hernan Cortez Avenue City of Hagåtña Guam 96910
Mailing Address - P.O. Box 2950 Hagåtña Guam 96932
Telephone - 671.475.4281

August 29, 2016

MEMO TO Joseph Artero-Cameron, Executive Director, HRRRA

SUBJECT: Review of Contractor Matrix Design Group Work Status for Matrix Invoice 18434 dated July 8, 2016

Page 2

Matrix to complete Task Order 1 is \$844,732.00. The HOT Bond (PL 30-228) has provided HRRRA \$200,000.00 to help in the completion of the Hagåtña Masterplan, therefore, of the \$844,732.00 for the Matrix Contract Task Order 1, the HRRRA portion of \$200,000.00 has been provided to GEDA while \$644,732.00 is GEDA share of the total contract cost.

As a matter of record, HRRRA Staff has been working with certain government of Guam agencies having jurisdictional authority over certain primary source information needed to help complete the Research Report. Recommend that Matrix Design Group, Inc., be compensated the July 8, 2016 18434 Invoice amount of \$173,511.69.

Should you have any concerns or comments, please feel free to contact myself at email joseph.santos@hrra.guam.gov or 787-8808.

Si Yu'os Ma'åse,



JOSEPH C. SANTOS

Planning Staff,

Hagåtña Restoration and Redevelopment Authority

Physical Address
Mailing Address
Telephone

• Suite 104, 1st Floor, Terlaje Professional Building 194 Hernan Cortez Avenue City of Hagåtña Guam 96910
• P.O. Box 2950 Hagåtña Guam 96932
• 671.475-4281



2435 Research Parkway
Suite 300
Colorado Springs, CO 80920

DATE: July 8, 2016
INVOICE NUMBER: 18434
PROJECT NAME: Task Order 001 Hagatna Master Plan
PROJECT MANAGER: Celeste Werner
PROJECT NUMBER: 14.761.001.000
JOB TYPE: Lump Sum
DOLLAR LIMIT: \$844,732.00
REFERENCE #:

Guam Economic Development Authority
590 S. Marine Corps Dr
Suite 511, ITC Bldg
Tamuning, GU 96931

DESCRIPTION	Contract Amount	% Complete	Previously Billed	TOTAL THIS INVOICE
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Phase 3 Update Land Use Plan	87,867.00	75%	21,966.75	43,933.50
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Phase 6 Develop Implementation Plan	140,906.00	0%	0.00	0.00
Phase 7 Hagatna River Flood Feasibility Evaluation	73,107.00	30%	18,276.75	3,655.35
Phase 8 Addition Sustainment & Operations Approach	75,820.00	10%	7,582.00	0.00
Project Management / Printing / Misc Materials	38,940.00	60%	15,576.00	7,788.00
TOTALS	\$844,732.00	56%	\$297,834.01	\$173,511.69
Total this Invoice				\$173,511.69

OUTSTANDING INVOICES

	Invoice Number	Amount
31-60 Days		
61-90 Days		
90+ Days		

Please note, if you have recently sent payment, please disregard this notice. Thank you.

Remit to: Matrix Design Group, Inc. 2435 Research Parkway, Ste 300, Colorado Springs, CO 80920
Phone: 719.575.0100 Fax: 719.575.0208

**Government of Guam
Hagåtña Master Plan (Task Order No. 1)
PROGRESS REPORT**

TO: Hagåtña Restoration and Redevelopment Authority (HRRA) /
Guam Economic Development Authority (GEDA)

CONTRACTOR: Matrix Design Group, Inc.

TITLE: Hagåtña Master Plan (Task Order No. 1)

PERIOD COVERED: Progress through July 31, 2016

PROJECT MANAGER: Celeste Werner, 671.777.1676 or 602.288.8344

OVERVIEW

The following text describes the activities performed through July 31, 2016 on the Hagåtña Master Plan Task Order. Only Phases in which activity occurred during the reporting period are addressed.

The statements and conclusions in this report are those of the Contractor and not necessarily those of HRRA or GEDA. The mention of commercial products, their source, or their use in connection with material reported herein is not to be construed as actual or implied endorsement of such products.

ACTIVITIES PERFORMED

The following provides a summary of activities performed during this reporting period. This summary is organized based on the tasks specified in the approved Scope of Work for this Task Order.

PHASE 1 Update the Phase 1 Research Report Completed previously

- ✓ Task 1.1 Kick-off Meeting Completed previously
- ✓ Task 1.2 Public Participation Program Completed previously
- ✓ Task 1.3 Data Collection Completed previously
- ✓ Task 1.4 Base Mapping Completed previously
- ✓ Task 1.5 Development Constraints and Opportunities Completed previously
- ✓ Task 1.6 Summary Report – Key Issues, Opportunities
and Constraints Completed previously

PHASE 2 Update Alternative Plans (90% Complete) In Progress

- ✓ Task 2.1 Facility Scoping Completed this period
As part of the Master Plan Update, facility scoping and space needs assessments have been developed for potential GovGuam departments and offices that could be considered for relocation to Hagåtña. During this reporting period, Matrix collected the outstanding data and information from the remaining GovGuam departments and agencies needed to complete the Facility Scoping Memo. Matrix finalized development of a general facility

space needs assessment which is based on a listing of staff / potential staff from FY 2015 and interviews of GovGuam entities.

- ✓ **Task 2.2 Technical Memorandum..... Completed this period**
During this reporting period, Matrix collected the outstanding data and information from the remaining GovGuam departments and agencies needed to complete the Facility Scoping Memo. A final summary memorandum documenting the facility scoping and space needs assessments (Task 2.1), as well as the background information and methods of evaluation used was completed this reporting period.
- ✓ **Task 2.3 Market Study Completed this period**
As part of the Master Plan Update, economic and market data was collected and assessed to help understand key existing markets and future market demands.
- ✓ **Task 2.4 Draft Technical Memorandum In Progress**
A summary memorandum documenting the economic and market information collected (Task 2.3), as well as the methods and results of the evaluation of the market was drafted during this reporting period. This document will be finalized and included as an appendix to the overall Master Plan.
- ✓ **Task 2.5 Alternative Plans Charrette Completed previously**
- ✓ **Task 2.6 Review and Update of Alternative Plans Completed this period**
Working with HRRRA staff, and based on the Alternatives Charrette held the previous reporting period, Matrix developed two alternative land use plans and an overall "framework" plan for the Hagåtña Master Plan. These components were reviewed with HRRRA staff and the Legislature during the week of July 13, 2015. Based on feedback, the draft Alternatives Report was completed during this reporting period.
- ✓ **Task 2.7 Public Involvement of Alternatives Updates..... Completed this period**
Matrix worked closely with HRRRA staff to plan and host a two-day Hagåtña Master Plan Open House to present the identified alternatives and get public input on the alternatives that were selected, as well as several other features that will go into the Master Plan and Design Guidelines. These open house workshops were held from 1:00-6:30 pm, Friday, October 16, 2015 and 1:00-6:30 pm, Saturday, October 17, 2015 at the CAHA Art Gallery in the Terlaje Professional Building, 194 Hernan Cortez Avenue, Hagåtña. Participants were encouraged via direct invitation, open media, and various public service announcements to attend the Open House any time during the specified on hours on either day. The posters were also made available online on the project website for the public to view and provide comments.

In addition to the public open house, an online survey was posted to the project website to get input from those unable to attend the open houses.

A summary of the open house workshops is included as an attachment to this Progress Report.
- ✓ **Task 2.8 HRRRA Board Presentation Completed this period**
On February 4, 2016, Matrix presented an update on the Master Plan project to the HRRRA Board. This presentation included an overview of the Alternatives Report and the Public Open Houses held on October 16 and 17, 2015.

PHASE 3 Update the Land Use Plan (75% Complete) In Progress

☐ **Task 3.1 Master Plan Preliminary Summary Brochure and Video Flyover (85% Complete) In Progress**

Matrix is in the process preparing a summary brochure that provides an overview of the public involvement to date, a discussion of the key changes made to existing conditions information, a look at the alternatives being considered, and an overview of the key changes being proposed for the Master Plan.

An initial look of the flyover video for the Hagåtña SketchUp model has been developed and was presented to the HRRRA Board at the meetings in February, April and July. The final model is currently in development and will be completed and provided to HRRRA in conjunction with the Draft Hagåtña Master Plan (Task 3.5). This is intended to be a visual update on the Master Plan efforts to date and a look at the direction being taken.

☐ **Task 3.2 Administrative Draft Hagåtña Master Plan (100% Complete) In Progress**

Matrix has completed the Draft Hagåtña Master Plan and has reviewed this with HRRRA staff during on-site review sessions in April 2016. The sections or "elements" of the document (which may include District Plans) are as follows:

1. Introduction
2. Historical and Cultural Element
3. Land Use Element
4. Public Buildings and Facilities Element
5. Circulation Element
6. Infrastructure Element
7. Sustainability Element
8. Governance Element

☐ **Task 3.3 Analysis of Economic Impact of Recommendations (25% complete) In Progress**

Matrix has started developing an Implementation Plan as part of the Master Plan. As this Implementation Plan is being developed, Matrix is assessing the economic impact of the items within the plan.

☐ **Task 3.4 Analysis of Impediments to Revitalization (100% complete) In Progress**

As part of previous tasks completed last reporting period, Matrix identified issues and opportunities through interviews with stakeholders and public workshops. Some of these issues and opportunities involve impediments to revitalization. As the Master Plan is being further developed, these impediments are addressed within the associated elements of the Plan.

☐ **Task 3.5 Draft Hagåtña Master Plan (85% complete)..... In Progress**

Matrix has completed the Administrative Draft and is making final updates based on HRRRA comments and input. The Draft Hagåtña Master Plan is being finalized for public release.

☐ **Task 3.6 Legislative HearingsFuture Task**

☐ **Task 3.7 Final Hagåtña Master PlanFuture Task**

PHASE 4 Establish a Zoning Code for Hagåtña (55% Complete)..... In Progress

- ☐ **Task 4.1 Draft Zoning Code (75% Complete) In Progress**
Matrix has reviewed Guam Zoning Law to identify what is feasible to include in a Hagåtña Zoning Code. A conference call was held with HRRRA staff on March 24, 2016 to discuss the layout of the Zoning Code and how it should be approached. During this call, it was discussed that a hybrid zoning code model would be the best approach.

In July 2016, Matrix staff conducted an in-depth charrette with HRRRA staff on key components of the Zoning Code. Based on this direction, Matrix has completed an internal draft of the Zoning Code. This will be reviewed with HRRRA staff, and a public draft will be prepared during the next reporting period.
- ☐ **Task 4.2 Legislative HearingsFuture Task**
- ☐ **Task 4.3 Final Zoning CodeFuture Task**

PHASE 5 Establish Design Guidelines and Regulations (70% Complete) In Progress

- ☐ **Task 5.1 Draft Design Guidelines (80% Complete) In Progress**
Matrix staff conducted an in-depth charrette with HRRRA staff on key components of the Design Guidelines in April 2016. Based on this input and direction, Matrix has completed an administrative draft of the Design Guidelines.

The content of the administrative draft was discussed on-site with HRRRA staff in July 2016, and a review copy of the document was provided to HRRRA staff electronically for their review and comment.

Once HRRRA comments have been received, the Design Guidelines will be updated and a public draft version will be prepared. The public draft Design Guidelines are anticipated to be released for review in the next reporting period.
- ☐ **Task 5.2 Final Design GuidelinesFuture Task**

PHASE 6 Develop and Implementation Schedule (15% Complete)..... In Progress

- ☐ **Task 6.1 Administrative Draft Hagåtña Implementation Plan (25% Complete) In Progress**
As part of the work on the Draft Master Plan, Matrix has started working on the associated Implementation Plan. This will be presented to the HRRRA Board as part of the Administrative Draft Master Plan in the next reporting period.
- ☐ **Task 6.2 Draft Hagåtña Implementation PlanFuture Task**
- ☐ **Task 6.3 Final PresentationFuture Task**

PHASE 7 Hagåtña River Flood Protection (30% Complete)..... In Progress

- ☐ **Task 7.1 Data Collection (80% Complete) In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 7.2 Stakeholder Interviews (40% Complete) In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 7.3 Confirm Improvement Performance (50% Complete) In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 7.4 Confirm Costs Future Task**
- ☐ **Task 7.5 Feasibility Study Future Task**
- ☐ **Task 7.6 On-Going Coordination and Meetings (30% Complete) In Progress**
Continued project coordination with ACOE, GWA and DPW was continued as needed to address proposed approaches, project and channel improvements, and expected project costs and timing.

PHASE 8 Hagåtña Restoration Organizational / Financial Construct (10% Complete) In Progress

- ☐ **Task 8.1 Define Roles and Responsibilities Today Future Task**
- ☐ **Task 8.2 Whitepaper on Organizational Options Future Task**
- ☐ **Task 8.3 Whitepaper on Funding/Financing (25% Complete)..... In Progress**
No actions during this reporting period pending direction from HRRRA.
- ☐ **Task 8.4 Presentation to GEDA and HRRRA Board Future Task**
- ☐ **Task 8.5 Geographic Definition Future Task**
- ☐ **Task 8.6 Legal Authorizations Future Task**
- ☐ **Task 8.7 Staffing Plan Future Task**
- ☐ **Task 8.8 Financing Plan Future Task**
- ☐ **Task 8.9 Plan of Action Future Task**

DELIVERABLES SUBMITTED DURING THIS REPORTING PERIOD

- HRRRA Project Coordination / Sub-Committee Meetings
 - July 16, 2015 – Legislative Meeting
 - September 23, 2015 – HRRRA Board
 - February 4, 2016 – HRRRA Board
 - February 6, 2016 – Governor Calvo
 - March 24, 2016 – HRRRA staff conference call
 - February 4, 2016 – HRRRA Board meeting
 - April 18, 2016 – HRRRA Board meeting
 - July 14, 2016 – HRRRA Board meeting
- Maintain Project Website
- Draft Facility Scoping Memorandum
- Draft Technical Memorandum
- Draft Market Study
- Draft Alternatives Plan
- Public Open House (October 16 and 17) Summary Report
- Administrative Draft Master Plan
- Administrative Draft Design Guidelines

ISSUES ENCOUNTERED

- No items to report.



GEDA

Guam Economic Development Authority

Aturidãd Inadilãnton Ikunumiban Guaban

COPY

MEMORANDUM

Date: March 15, 2017

To: Governor Eddie Baza Calvo

Via: Executive Director, Hagåtña Restoration and Redevelopment Authority
Director, Bureau of Budget and Management Research
Attorney General Elizabeth Barrett-Anderson

From: Deputy Administrator

Subject: HRRA/GEDA MOU

Hafa Adai!

At its February 16, 2017 meeting, the GEDA Board approved the Memorandum of Understanding with the Hagatna Restoration and Redevelopment Authority (HRRA) allowing GEDA to perform activities that will allow HRRA to update its master plan and zoning plan for the Hagatna area, as well as provide other services required by HRRA.

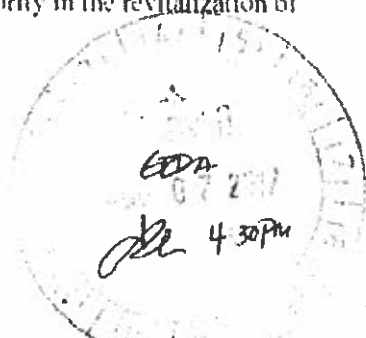
Numerous activities are currently being planned or undertaken by the Government of Guam to revitalize Hagatna including the Guam and Chamorro Educational Facility (Museum), the Plaza de Espana, the Guam Congress Building, the Guam Public Library, Guam Seal Park, Hagatna Waterfront and Shoreline Protection, and the Governor's Palace as well as private sector development. Completion of the Hagatna Master Plan would assist in guiding all development within the Hagatna area. Completion of projects contained in the master plan will return Hagatna to its stature as Guam's Capitol.

Should you agree with the MOU, please have it signed as indicated and route the MOU for approval by BBMR, the Attorney General and the Governor of Guam.

Should you have any questions, please contact Mr. Larry Toves at the numbers below. We thank you for the opportunity to assist the Hagatna Restoration and Redevelopment Authority in the revitalization of Hagatna. *Si Yu'as Ma'ase.*


DIANA SILVA TALJERON

Attachment



17 0435

RECEIVED
GEDA
4 30 PM

RECEIVED
APR 31 2007
Office of Budget and
Management Services

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE
HAGATNA RESTORATION AND REDEVELOPMENT AUTHORITY
AND THE
GUAM ECONOMIC DEVELOPMENT AUTHORITY**

This MEMORANDUM OF UNDERSTANDING is entered into by and between HAGATNA RESTORATION AND REDEVELOPMENT AUTHORITY ("HRRA"), a public corporation of the government of Guam and the GUAM ECONOMIC DEVELOPMENT AUTHORITY ("GEDA"), a Guam public corporation

RECITALS

WHEREAS, Article 3, Chapter 79 of Title 21 Guam Code Annotated provides at § 79303 that "The (Hagatna Restoration and Redevelopment) Authority shall develop a Plan (the "Plan") to carry out the purposes of this Chapter, which shall include the planning, preparation, development, construction, acquisition, lease, disposition, reconstruction, improvement, alteration, extension, repair, maintenance and operation of the Hagatna Restoration and Redevelopment Project (the "Project"); shall include the terms and conditions for the reuse of the properties; shall include standard of eligibility for ownership or occupancy of housing, dwellings and facilities; shall include installation, construction or reconstruction of streets, utilities, parks, playgrounds and other public improvements. In developing the Plan, the Authority is authorized to conduct surveys, appraisals, soundings, test borings or any other technical investigations;

WHEREAS, Article 3, Chapter 79 of Title 21 Guam Code Annotated provides at § 79303(3) that the HRRA may "enter into and execute contracts and instruments of every kind and nature, necessary or convenient to the exercise of its powers and functions."

WHEREAS, Article 3, Chapter 79 of Title 21 Guam Code Annotated also provides at § 79303 that the HRRA may "conduct examinations and investigation on any matters material to the functions or operations of the Authority" and "provide or arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities of every kind and nature, for and in connection with the preparation, planning, development, construction, operation and disposition of the Project";

WHEREAS, GEDA is authorized pursuant to 12 G.C.A. § 50103(d) to promote investments of entrepreneurial capital in Guam, if need be form and operate its own industries, invest in and provide technical assistance in support of its objectives, develop and maintain facilities for lease or sale and provide for the expansion of agricultural, industrial, hospital, housing and tourist facilities through financial assistance and other means.

WHEREAS, GEDA is authorized pursuant to 12 G.C.A. § 50103(o) to promote and encourage the location and development of new businesses on Guam, as well as the retention and expansion of existing businesses.

WHEREAS, GEDA is authorized pursuant to 12 G.C.A. § 50103(b) to control and implement that part of the basic plan for the economic development of Guam, assigned to it by the Governor of Guam.

WHEREAS, the HRRRA has identified the need to retain the services of GEDA to assist it with the provision of professional, technical expertise to achieve its objective and carry out its mandates.

WHEREAS, because of GEDA's unique mandate to promote investments and the development of various industries in Guam and to invest in and provide technical assistance in support of its objectives, the HRRRA desires to enter into a service agreement whereby GEDA will provide the HRRRA with general consultancy services relating to the requirements of the Hagatña Restoration and Redevelopment Act as amended.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

AGREEMENT

1. General Consultancy and Management Services to be provided by GEDA.
Within the scope of services to be provided by GEDA, GEDA agrees to:

- a. Support the implementation of HRRRA's mission as defined under Article 3 Chapter 79 of Title 21 Guam Code Annotated including but not limited to updating the HRRRA Master Plan, preparing a zoning plan and managing projects identified in HRRRA's enabling legislation and the Hagatna Master Plan.

- b. Advertise RFPs; evaluate all proposals received and rank prospective offerors; and negotiate professional services contracts to be entered into with the highest ranking offeror in collaboration with the HERRA;
- c. Recommend the execution of any contracts for professional services to the HERRA;
- d. Do all other things necessary to carry out the above objectives;
- e. Provide any other services which in the judgment of HERRA and GEDA will assist HERRA in achieving its objectives and carrying out its mandates.

2. In connection with the services provided to the HERRA, GEDA may retain experts, advisors, consultants, and legal counsel as necessary.

3. Provide periodic updates to the HERRA Executive Director and Board of Commissioners on the status of the contracts;

4. Advise and garner consent from the HERRA Board of Commissioners on any projects, contracts, and services exceeding \$250,000.

5. Cooperation by HERRA. The HERRA shall do the following to assist GEDA in performing the services set forth in Sections 1 to 4 above:

- a. Provide direction to GEDA with regards to the services required under the scope of this Memorandum of Understanding;

- b. Provide Legislative notification of GEDA involvement;

- c. Participate in the evaluation and selection of prospective developers and/or lessees;

- d. Review periodic reports submitted by GEDA;

- e. Evaluate and act upon contracts recommended for execution by GEDA;

- f. Execute all other documents necessary for GEDA to carry out the services listed in this MOU.

6. Financing and Payment for Services.

- a. Given the significance of this project to the economic vitality of Guam, the GEDA Board of Directors directed GEDA to allocate an amount not to exceed One Million Dollars (\$1,000,000) as start-up funding under this agreement. Additional funds may be

provided upon agreement between the GEIDA Board of Directors and the HERRA Board of Directors:

b. GEIDA and HERRA shall maintain a separate account with detailed accounting records to identify how such monies are used in furtherance of HERRA objectives;

c. HERRA and GEIDA agree that HERRA shall reimburse GEIDA for any and all expenditures associated with the work prescribed under the MOU as monies become available from any source including Bonds authorized under Article 4 and Real Property Tax on Improvements authorized under Article 5, Chapter 79, Title 21 GCA;

7. Method and Time of Remittance of Payments. HERRA shall submit to GEIDA invoices for payment for services monthly or as invoices are received. GEIDA shall pay for any and all expenditures associated with the work prescribed under the MOU;

8. Initial Term and Automatic Renewal. This Memorandum of Understanding shall remain in effect for an initial term of one (1) year from the effective date and may be renewed at the expiration of the initial term for two (2) additional terms of two (2) years each, subject to mutual agreement and the availability of funds;

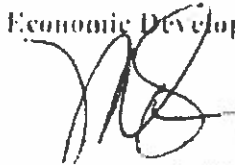
9. At any time during the initial term or extended term, either party can elect to terminate this Memorandum of Understanding if either party provides the other with a written notice of termination no later than ninety (90) days prior to the termination date. Upon termination of this MOU any outstanding payments shall be concluded.

10. Effective Date. The effective date of this Memorandum of Understanding shall be the date of execution by the Governor of Guam.

This MOU supercedes all previous MOUs.

Guam Economic Development Authority

By:

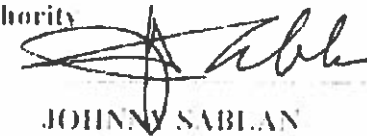

MAXA SILVA TALJERON
Deputy Administrator

Date:

3/31/17

Hagåtña Restoration and Redevelopment
Authority

By:


JOHNNY SABLÁN
Executive Director

Date:

Concurred by:

Guam Economic Development Authority

Hagåtña Restoration and Redevelopment


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Board of Directors

By: 
DAVID JOHN
Vice Chairman

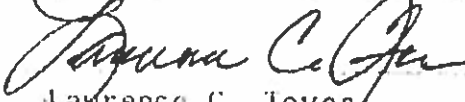
Date: 2/16/17

Authority Board of Commissioners

By: 
ZENON BELANGER
Vice Chairman

Date: 31 MAR 2017

CERTIFIED FUNDS AVAILABLE:
GUAM ECONOMIC DEVELOPMENT AUTHORITY

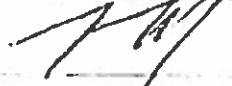
By: 
Lawrence C. Tores
Certifying Officer

Source: GEDA General Fund
Acct. No. 1455- HOT BOND (GOVERNOR/GEDA MOA)

Amount: \$1,000,000.00

Date: 3/16/17


BUREAU OF BUDGET MANAGEMENT AND RESEARCH

By: 
LESTER L. CARLSON, Jr.
Acting Director

Date: JUL 17 2017


LEARNED PER
BMR'S REVIEW

RECEIVED

 MAR 31 2017

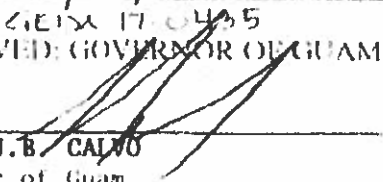
Bureau of Budget and
Management Research

APPROVED AS TO LEGALITY AND FORM OFFICE OF THE ATTORNEY GENERAL
ELIZABETH BARRETT-ANDERSON,
ATTORNEY GENERAL OF GUAM

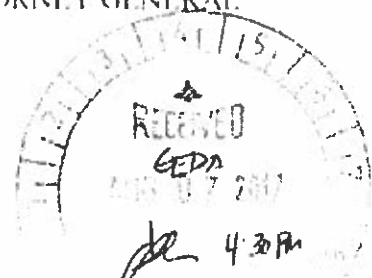
By: 
ELIZABETH BARRETT-ANDERSON
Attorney General of Guam

Date: 7/31/17

CEIA 17-0435
APPROVED: GOVERNOR OF GUAM


EDWARD J.B. CALVO
Governor of Guam

Date: 8/4/17



RECEIVED
8/4/17
OFFICE OF THE ATTORNEY GENERAL